

AGENDA

KEY COLONY BEACH CITY COMMISSION REGULAR MEETING & PUBLIC HEARING

Thursday, February 19th, 2026 – 3:30 PM
Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing

[Zoom Login Information at the end of this Agenda](#)

1. **Call to Order, Pledge of Allegiance, Prayer, and Roll Call**
2. **Approval of the Agenda** (*Additions, changes, and deletions can be made via one motion and a second to approve by a majority vote*)
3. **Special Requests**
4. **Citizen Comments and Correspondence**
5. **Committee and Department Reports** (*written reports provided; Staff and Board Chairs available for questions*)
 - a. Marathon Fire/EMS – Marathon Fire Chief Muro – **Pgs. 1-3**
 - b. Police Department – Chief DiGiovanni – **Pgs. 4-9**
 - c. City Administrator – John Bartus – **Pgs. 10-11**
 - d. Public Works – Public Works Department Head Guarino – **Pgs. 12-13**
 - e. Building/Code Department – Building Official Lorenzo – **Pgs. 14-15**
 - f. City Hall – City Clerk Roussin – **Pgs. 16-18**
 - g. Beautification Committee – Chair Bachman
 - h. Planning & Zoning Board – Chair Lancaster
 - i. Recreation Committee – Chair Catto
 - j. Utility Board – Chair Swanson
6. **Consent Action Items** (*Under the consent agenda, all action items will be voted on after one motion, and a second will be required to approve them without discussion. If a Commission member wants any action item discussed or voted on separately, the Commission member, at the beginning of the open session, must ask that the action be moved to the discussion action item section.*)
 - a. Approval of the following City Commission Meeting Minutes
 1. 12-18-2025 City Commission Special Meeting Minutes – **Pgs. 19-22**
 2. 01-12-2026 City Commission Workshop Meeting Minutes – **Pgs. 23-25**
 3. 01-12-2026 City Commission Special Meeting Minutes – **Pgs. 26-30**
 4. 01-22-2026 City Commission Regular Meeting Minutes – **Pgs. 31-38**
 - b. Approval of Nancy Helme as an Alternate to the Beautification Committee – **Pgs. 39-42**
 - c. Approval of the Installation of a 40,000-pound Elevator Style Boatlift per the Recommendation of the Planning & Zoning Board ****pending the 2-18-2026 Meeting** - Pgs. 43-48**
 - d. Approval of Warrant No. 0126 for \$691,751.58 – **Pg. 49**
7. **Discussion Action Items**
 - a. **Discussion/Award of ITB 2026-01: 7th Street & Shelter Bay Drive – Pervious Pavers**
 1. Recommendation of Award by CPH Engineer Jason Shepler/City Administrator Bartus ****TBA**
 - b. **Discussion/Approval of Purchases for the Police Department**
 1. Discussion/Approval of a Proposal for the purchase of a Ford F-250 Pickup Truck for \$62,362.00 – **Pgs. 50-58**
 2. Discussion/Approval of a Proposal by Paradise 911 Equipment for \$25,703.20 for the outfitting of the requested Police Truck – **Pgs. 59-60**

Members of the public may speak for three minutes and may only speak once...unless waived by a majority vote of the commission. Persons who need accommodations in order to attend or participate in this meeting should contact the city clerk at 305-289-1212 at least 48 hours prior to this meeting in order to request such assistance. If a person decides to appeal any decision made with respect to any matter considered at any meeting, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

- c. **Discussion/Approval of Recommendations of the Recreation Committee** (Memorandum by Commission Harding included) – **Pg. 61**
 - 1. **Wi-Fi and Camera Installation at Sunset Park – Pg. 62**
Recommendation to decline to make either a positive or negative recommendation regarding the installation of Wi-Fi and a corresponding camera at Sunset Park, and to defer the matter to the City Commission for determination.
 - i. Quote by KCS for Camera & Wi-Fi Installation – **Pgs. 63-64**
 - ii. Monthly Comcast Quote – **Pg. 65**
 - 2. **Putting Green Expansion – Pg. 66**
Recommendation to approve increasing the size of the existing putting green and enhancing it to function as both a putting and chipping green, while maintaining its current location.
 - 3. **Golf Course Safety Improvements – Pg. 67**
Recommendation to improve Safety Measures on the Golf Course.
 - 4. **Bocce Court Improvements – Pgs. 68-70**
Recommendation to complete the Bocce Court improvements with the installation of pavers.
 - 5. **Outdoor Furniture for Golf Course**
Recommendation that City funds be allocated for the purchase of outdoor furniture for the Golf Course, including tables.
- d. **Discussion/Approval of a Recommendation of the Utility Board for monthly Sewer Charges for the Marina**
pending 02-17-2026 Utility Board Meeting – **Pgs. 71-73
- e. **Discussion/Approval by a Recommendation from the Planning & Zoning Board for the implementation of an Ordinance for Seawall Compliance** **pending 02-18-2026 Planning & Zoning Board Meeting – **Pgs. 74-78**

8. Ordinances & Resolutions:

- a. **FIRST READING OF ORDINANCE 2026-508:** An Ordinance Of The City Of Key Colony Beach, Florida; Amending Ordinance 2025-497 Future Land Use Policy 1.5.1 For A Scrivener’s Error Regarding Plan Densities For Commercial, Resort, And Public Buildings The Intensity Shall Be At Least 20% Of The Lot; And Providing For Codification; Repealing Any Inconsistent Provisions; Providing For Severability; And Providing An Effective Date. – **Pgs. 79-137**
- b. **FIRST READING OF ORDINANCE 2026-509:** An Ordinance Of Key Colony Beach, Florida, Adding Section 6-45 Seawall Conditions; Compliance Requirements; Enforcement To Chapter 6 Buildings, Article II Dangerous Structures; Adding Section 9-13 Concerning Violations Of Section 6-45 For Business Tax Receipts Purposes To Chapter 9 Business Taxes, Permits And Business Regulations, Article I In General; Amending Section 9-28 Concerning Violations Of Section 6-45 For Residential Rentals To Chapter 9 Business Taxes, Permits And Business Regulations, Article II Residential Rentals; Providing For Codification; Repealing Any Inconsistent Provisions; Providing For Severability; And Providing An Effective Date. – **Pgs. 138-142**
- c. **RESOLUTION 2026-01:** A Resolution By The City Of Key Colony Beach Board Of Commissioners Amending Resolution 2024-13 Fee Schedule For Building Department Permits And Services; And Providing For An Effective Date. – **Pgs. 143-147**
- d. **RESOLUTION 2026-02:** A Resolution Of The City Commission Of The City Of Key Colony Beach, Florida, Amending Resolution 2024-15 Miscellaneous Fee Schedule; And Providing For An Effective Date. – **Pgs. 148-149**

9. Secretary-Treasurer’s Report

- a. January 2026 Financial Summary – **Pgs. 150-153**

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10. City Attorney's Report

11. Commissioner's Reports & Comments

- a. Commissioner Harding
 1. Wastewater Sampling Weekly Report for February 16th, 2026 ****TBA****
 2. Monroe County Water Shortage Warning – **Pgs. 154-156**
- b. Commissioner Diehl
 1. Seawall Inspections
- c. Commissioner DiFransico
- d. Vice-Mayor Colonell
 1. City Hall Update
- e. Mayor Foster
 1. Grant Update

12. Citizen Comments

13. Adjournment

*This meeting will be held at the City Hall Auditorium 'Marble Hall',
600 W. Ocean Drive, Key Colony Beach, Florida 33051,
and via Zoom*

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/84685945275?pwd=DhI4s48dKaShfsSCvRYPBYXeaVOkgo.1>

Passcode:461649

Phone one-tap:

+13052241968,,84685945275#,,,,*461649# US

+13017158592,,84685945275#,,,,*461649# US (Washington DC)

Join via audio:

+1 305 224 1968 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

Webinar ID: 846 8594 5275

Passcode: 461649

International numbers available: <https://us02web.zoom.us/j/kehzVaWhkb>

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CITY OF MARATHON FIRE RESCUE

8900 Overseas Highway, Marathon, Florida 33050
 Phone: (305) 743-5266 Fax: (305) 289-9834

Memorandum

Date: 2/1/2026

To: Honorable Mayor and City Council members

From: James E. Muro, Fire Chief

Through: George Garrett, City Manager

Subject: January Month End Report

MARATHON RESPONSES	January
Fire Incidents	10
Hazardous Condition	5
Public Service	18
False Alarm Fire	25
EMS	89
Inter-facility Transfers	57
Total for Month:	204
Total Calls for Calendar 2026:	204

FIRE PREVENTION – Chief Muro and AFM Card	January
Fire Inspections	17
Fire Safety Plan Review	21
Occupational or Annual License Inspections	2
Event Inspections	0
Annual State Inspections	0
DHR Follow-Up Inspections	0

KCB RESPONSES	January
Fire Incidents	0
Hazardous Condition	1
Public Service	1
False Alarm Fire	3
EMS	11
Total for Month:	16
Total Calls for Calendar 2026:	16

VACATION RENTALS – Inspector Hendricks & Inspector Good	January
Total Applications Processed	105
Vacation Rental Fire Inspections	129
Total VR Fees Collected	\$111,200.00
Agent/Local Contacts Trained	19
Total VR Licenses Issued	124

Operations January 2026

- **Fire Officer Training:** Our newest Fire Reporting system, NERIS (National Emergency Response Information System) required both Federally and by the State has just been onboarded beginning 01/01/2026. NERIS is designed to collect more detailed and accurate incident data and provide analytics useful for establishing and supporting the need for Government Assistance Grants.
- **EMS Training:** State of Florida requires each Paramedic to maintain three (3) certifications every 2 years. The first requirement is ACLS, (advanced cardiac) ongoing CPR certification and PALS (pediatric) and BTLS (trauma) . This along with in-house team training ensures the highest level of prehospital 911 service to the City. We have an ongoing CPR program using RQI – (2) we have completed PALS for this renewal cycle and we have scheduled ACLS for first quarter of 2026. The City of Marathon Fire Rescue also hosted a “Trauma Boot Camp” which the training was paid for with a grant requested from the State and was taught by Trauma Team from Tampa General Hospital. We invited and hosted three other agencies at Station 14 with great success.
- Our Vector Solutions platform report revealed a total of 10 virtual training hours per member during the month of January for both EMS and Fire Training. We started our planned rotation to the Fire Academy for mandatory fire ground training as per State requirements and examined during the ISO inspection. This can and only will happen when staffing does not impact response service levels.
- **Final New Employees:** MFR completed the onboarding of our final pre-assignment class, keeping us at full employment and the new members are now on shift. We have been more successful than other Agencies in maintaining our current staffing with almost no turnover while recruiting young and eager new Firefighters through active recruiting and the Cadet program and CCT units.
- **ROI Success:** The CPR certification digital platform remains a success for both City Employees and KCB Police. The feedback is very positive and we expect to continue while reaching out further to expand the success of those who can assist someone who needs the life-saving practice even minutes before EMS arrival. We are looking forward to the formal rollout in February 2026 of the public education program for CPR.

- **Fire Operations:** The 60-day trial for increased minimum manning requirements for our Fire Stations 14 and 15 was suspended to match budget projections. To augment existing members have posted for a new Driver Engineer test which will allow current members on duty who are qualified/tested to fill the gaps by “stepping up” and reduce overtime for Drivers position. Our first principle objective is to have 6 min or less ALS staff delivery and provide fire operations “water on fire or rescue operations” with a fire truck in 10 min or less to all parts of the City.
- **EMS Protocols:** We completed and will be publishing hard copy and “E” version on every department PDA and device our updated EMS protocols which are aligned with Monroe County’s and Trauma Star’s protocols and mirror the latest care standards. This is the first meaningful/substantial revision in more than 4 years and is under the direction of our Medical Director and Officers.
- **Budget Matters-** We were informed that we did not receive the Federal AFG “Safety Grant” which would have funded the purchase/replacement of our 8-year-old portable radio platform. This platform is no longer supported by Motorola and when completed It will match the County dispatch standard and other Agencies. In March we are planning on receiving the previously ordered “CCT replacement vehicle” approved in February 2025. The unit replacing a unit which currently has 310,000 miles on it and is the truck which is used to transport patients to the mainland for the Community. We will retain the old unit as a backup for both CCT transport and Rescue 911 units as they are essential functions.

**Commission Meeting Report
Key Colony Beach Police Department
January 22, 2026, to February 11, 2026
Chief Kris DiGiovanni**

A. REPORTS

- 1. 02/07/2026**
Report Number KCBP26OFF000006
12th St
Lost Property
Result: Report Completed

- 2. 02/09/2026**
Report Number KCBP26OFF000007
10th St
Medical Emergency
Result: TOT Fire Rescue

B. MEDICAL/ALARM CALLS

Total Calls: 6

C. CALLS FOR SERVICE

Total Calls: 24

1/22/2026-Assist Business-Mobil-Follow-up-860
1/22/2026-Assist Citizen-Mobil-Follow-up-860
1/22/2026-Assist Citizen-Records Request-W Ocean Dr-852
1/23/2026-Fraud-W Ocean Dr-Follow-up-855
1/23/2026-Assist Citizen-W Ocean Dr-Civil Matter-855
1/24/2026-Civil Standby-11th St-Ongoing Issue with an eviction-860
1/24/2026-Trespassing Residential-W Ocean Dr-Reference issuing a trespass warning after an
eviction-856

1/25/2026-Fraud-W Ocean Dr-Reference someone trying to sell her property. Property is not currently listed for sale-860

1/26/2026-Assist Citizen-W Ocean Dr-Questions about issue with Sons Driver's License-858

1/29/2026-Civil Matter-W Ocean Dr-Reference an eviction-856

1/29/2026-Assist Citizen-Sunset Park-Needed assistance with a dead car battery-856

1/29/2026-Assist Citizen-12th St-Ongoing issue/Civil Matter/Eviction-858

1/30/2026-Resource Check-Sunset Park-Negative Violations-858

2/02/2026-Vessel: Abandoned-E Ocean Dr-Reference a dingy that washed up and they placed it on shore-FWC had already handled this call-856

2/06/2026-Hazard-E Ocean Dr-Stop sign fell off. Sign was temporarily fixed and public works notified-860

2/06/2026-Flagdown-Circle K-Questions reference trespassing-856

2/06/2026-Suspicious Person-9th St-Reference 2 people on a wooden board rowing-They were moving a floating dock to Causeway for repair-856

2/07/2026-Flagdown-W Ocean Dr-Reference an injury that occurred on City Property-Accident/Incident report completed and turned into City Clerk-856

2/08/2026-Disturbance-E Ocean Dr-Reference a subject yelling-Unable to locate-860

2/10/2026-Trespassing Residence-10th St-Report and video footage of subject walking dog into subject's backyard. Subject is letting the dog use the bathroom in the yard and not picking it up as well as trespassing. Info passed along to officers and attempting to locate the subject-852

2/10/2026-Assist Citizen-Sadowski Cswy-Locked out of Rental. Property Manager Notified-Renters were able to gain access to residence-858

2/10/2026-Reckless Driver-8th St-Report of Motorcycles driving on course-Unable to locate-858

2/11/2026-Assist Citizen-10th St-Attempting to located subject from previous trespassing call-856

2/11/2026-Suspicious Activity-11th St-Reference bright light-852

D. TOTAL WATCH ORDERS/NON-RESIDENTS

Total: 47

E. PROVIDED BACK-UP/ASSISTANCE TO MCSO, FHP, FWC, COAST GUARD OR U.S. BORDER PATROL

Total: 6

F. CITATIONS/WARNINGS

1. Traffic Citations: 0
2. Traffic Warnings: 6
3. Code Citations: 0
4. Code Warnings: 0
5. Resource Checks/Marine Life: 1

G. ADDITIONAL EVENTS IN THE POLICE DEPARTMENT

-On 1/31/2026 Officer Burden attended training for breaching reinforced hurricane doors with Marathon Fire Rescue.

-On 1/31/2026 Mayor Foster and his wife Cheryl joined Officer Buckwalter, Sgt. Buxton and Code Officer Martha for the City of Marathon's Sauced and Tossed BBQ competition. We placed 3rd Overall.

-Officer Buckwalter has attended the first week of the First Line Supervision Course. He is set to attend the second week of training on the 16th.

-The 7 Meter Bridge run as well as the Food Truck Jamboree were successful. We are all set and looking forward to KCB Day.

SAFETY MEETING AGENDA
Key Colony Beach Police Department
MEETING DETAILS

Date: February 11, 2026

Time: EMAIL *Recurring:*

Location: PD Station

Dial-in Number: 305-481-8597

Meeting URL: NA

Meeting Lead: Sgt. Jamie Buxton

Other Speakers:

ATTENDANCE

Attendees: ALL

SENT VIA EMAIL

ITEMS & DISCUSSION

The following has been taken from the POLICE 1 website. The TIPS are a reminder that roadways, whether on the highway or in KCB are a safety risk to officers.

<https://www.police1.com/crash-responder-safety-week/10-crash-response-safety-tips-for-police-officers>

Here are 10 essential tips for patrol officers working at motor vehicle collisions on any roadway, regardless of the volume and speed of traffic.

1. **Minimize exposure time:** Reduce the time spent in areas exposed to moving traffic. Prioritize quick assessments and action plans.
2. **Use vehicles as barriers:** Position cruisers, fire trucks or other response vehicles to create a physical barrier between yourself and traffic. Use these vehicles to block lanes and create a safer working space whenever possible.
3. **Wear high-visibility gear:** Always wear reflective vests and high-visibility apparel, especially at night or in low-light conditions. This may help approaching drivers see you sooner and avoid the scene.
4. **Establish traffic control early:** Set up traffic cones, flares, or signs to slow down and redirect traffic away from the collision scene. Proper traffic incident management helps keep both responders and drivers safe.
5. **Stay aware of traffic flow:** Constantly monitor oncoming traffic and assign someone to be a lookout. Awareness of traffic movement may give you the critical seconds needed to avoid a potential threat.
6. **Communicate clearly:** Work closely with other responding agencies, such as fire and EMS, to establish clear communication regarding scene safety. Coordinate positioning and activities to reduce exposure for everyone.
7. **Move with purpose:** Always move deliberately at the crash scene. Avoid lingering and make sure each action brings you closer to clearing the scene safely and efficiently. Minimize unnecessary steps in hazardous areas.
8. **Use flashing lights wisely:** Use the emergency lights on your cruiser to increase visibility, but be mindful not to create additional confusion or distraction for oncoming drivers. Consider turning some lights off once traffic is sufficiently slowed or diverted.
9. **Create safe zones:** Identify and establish a warm zone — an area of reduced risk — where officers and responders can work more safely. Non-essential personnel should not be in the hot zone or the warm zone.
10. **Never assume drivers see you:** Distracted, impaired or fatigued drivers may not be aware of the scene ahead. Always assume that drivers may not see you or your vehicle and take steps to stay out of the direct path of moving traffic.

Monthly Activity Report: Code Enforcement & Community Outreach

Reporting Period: January 14 – February 11, 2026

I. Executive Summary

This month focused on maximizing **voluntary compliance** and enhancing community safety through proactive field inspections. Key highlights include the successful resolution of significant property disputes, targeted vacant lot maintenance, and active support for city events and inter-departmental needs.

II. Enforcement Activity & Case Successes

- **Case Closure: 918 W. Ocean Dr:** Resolved multi-party occupancy complaints via email and direct verification of renter status, bringing a high-profile neighborhood dispute to a close.
- **Safety & Hazard Abatements:**
 - **Refrigerator Hazards:** Issued four "friendly warnings" for appliances left on easements with doors attached. All residents complied with removal or door disposal within 24–48 hours.
 - **Vacant Lot Maintenance:** Coordinated with realtors to trim overgrown lots at **10th & W. Ocean and 13 St**

Owners of the 13th St lots have also initiated the removal of an abandoned boat from their private dock.
- **Waste Management:** Corrected several "missed collection" issues at **8th and 9th St** by educating residents on the "12-inch rule" for yard cuttings and ensuring bins are moved from city easements post-collection.
- **Right-of-Way Compliance:** Successfully cleared an illegal landscaping fleet blocking a private entrance on **Clara Blvd** and removed unauthorized oversized signage from properties on 12th & 13th Street.

III. Community Outreach & Inter-Departmental Support

Responded to reports of missing markers at **1001 Sadowski**.

Assisted a resident in securing a loose dinghy that had drifted onto their property, coordinating with Officer Niemiec for proper handling.

Spanish-Language Liaison: Assisted City Hall in resolving a \$222 utility billing dispute by translating and explaining technical terms to a Spanish-speaking resident at 160 10th St.

- **Public Safety Support:** Collaborated with the PD to manage pedestrian traffic and parking for the **7-meter race** and the **Farmer's Market**, ensuring zero incidents in high-traffic areas.
- **Proactive Field Work:** Manually cleared broken glass from the **Cabana Club bike path** and recovered/returned loose yard bins displaced during recent wind storms to keep city roadways clear.

IV. Administrative & Operational Improvements

- **Data Management:** Audited and updated **CitizenServe** contact lists and closed out expired citations from 2021-2023.
- **Inter-Departmental Efficiency:** Developed a new **Excel tracking system** for Building Code to allow real-time follow-ups on waterway inspection results on shared cases.
- **Fee Collection:** Resolved a \$100 citation dispute regarding a sewer inspection refusal from 2022, Successfully communicated the Chief's decision to City Hall to communicate to the owner, resulting in payment and the advancement of their rental license renewal.
- **Boat Trailer Lot Audit:** Inspected **85 boat trailers** for renewal decals placement.

City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone# 305-289-1212 • Fax# 305-289-1767



Date: February 12, 2026
To: Mayor & Commissioners
Subject: City Administrator Report
From: John Bartus, City Administrator

1. Florida Keys Day, Tallahassee: The Mayor and I headed north to the state capital the first week of February. We met with our legislators, our lobbyists, and our new grants team to discuss funding priorities and the upcoming legislative session. We also met with the Deputy Secretary of the Department of Environmental Protection to discuss pertinent issues. Additionally, the Mayor met with the Deputy Secretary of Florida Commerce. In our meetings with State Representative Mooney and State Senator Rodriguez, they both were optimistic about our wastewater appropriation request as well as the full \$20 million for Stewardship funding this year. DEP Deputy Secretary Blalock spoke with us about Stewardship, our City Hall grant, and the possibility of another water quality grant opportunity reopening this year. Our meeting with Ovid Solutions resulted in formulating a strategy to pursue future grant funding for specific project areas, including stormwater outfall elimination and canal water quality, wastewater resiliency improvements, roadway flood mitigation, underground utilities, and more. (There will be much more to come as we finalize our future funding strategy.) Our lobbyists from The Southern Group and Ron Book worked incredibly well together and were on point for us the entire trip. The Mayor had an incredibly good meeting with Florida Commerce, and left that meeting very optimistic about our future. One of the best parts of Florida Keys Day is that all local governments and agencies are at the Capitol speaking with a unified voice in presenting our unique issues.

2. The Comprehensive Plan amendments approved at the last meeting were transmitted to Florida Commerce as our response to the ORC Report. We were contacted by Florida Commerce and they had one small issue, that being a change to the amount of pervious surface required for commercial and public lots. Terms in SB 180 triggered the action by Florida Commerce and their request that we withdraw the amendment and re-transmit once fixed. This was basically a scrivener's error, and it will be fixed. Florida Commerce requested that the City Commission approve the amendments with this one change and re-transmit the final plan back to them. You will see it with the one change for first and second reading at the March 19 meeting.

3. Attended the Beautification and Recreation Committee meetings as well as the Legal meeting discussing issues being considered today. I will have attended the Utility Board meeting and the Planning and Zoning meeting as well.

4. Continued our ongoing meetings with the County and other municipalities concerning street elevation and resilience studies – this will help us as we pursue grant funding for these projects in the future.
5. I participated in the second meeting with Monroe County Emergency Management for their Hurricane Exercise for 2026.
6. I attended (via Zoom) the second of two webinars on the FY27 Cooperative Funding Program Overview hosted by the South Florida Water Management District.
7. In the “Only In The Keys” department: I attended a Zoom meeting with Monroe County Emergency Management to discuss emergency preparations for our recent cold weather snap. Additionally, the City helped spread the word about the FWC’s recent Iguana Action Plan. FWC authorized local governments and others to bring in properly bagged cold-stunned iguanas during the cold snap to the FWC offices in the State Government Building for humane disposal. According to the FWC, 5,195 invasive green iguanas were “removed from Florida’s ecosystems” statewide.
8. Along with Mayor Foster, I met with Marathon City Manager George Garrett on several issues that will be mutually beneficial to both cities. Marathon is a valuable partner and has provided Key Colony Beach a great deal of assistance during my tenure as City Administrator, and our relationship with them remains a high priority on my part.
9. Worked with Vice Mayor Colonell on the sailfish sculpture that will hopefully become a three-dimensional artistic rendering of our City Seal for (eventual) display at the corner of Sadowski Causeway and West Ocean in front of our new City Hall. I designed and printed a flyer that will help us accept donations (flyer included in my report).
10. Published three Invitations To Bid (ITBs) for the following projects: Shelter Bay Drive Pavers (Detention Pond); Basketball Half-Court; Pickleball Court Shade Structure (TDC Grant). These are all out and awaiting bids. Additionally, the Fishing Pier project (TDC Grant) for Sunset Park is underway.
10. Building staff (Tony Lorenzo and Samantha Rodamer) and I are continuing to finalize the City’s approach to our Floodplain Ordinance issues as we work with FDEM consultant Rebecca Quinn. We hope to have those options to you by the next meeting.
11. Awaiting a proposal from the College of the Florida Keys and Dr. Patrick Rice that includes testing the canals of Key Colony Beach to determine our water quality. This will help us identify the problem areas and devise potential solutions.

John Bartus
City Administrator, Key Colony Beach

Public Works Staff Report

Report for February 19th, 2026 – City Commission Meeting

Since last City Commissioner's Meeting Public Works has:

- Remove Scaevola roots at coconut walkway
- Planted four Jatropha for Beautification Committee
- Repaired turf at 7th street park
- Finished sodding Sunset Park walkway
- Had backflow preventer repaired at East Park
- Repaired rain sensor at Sunset Park
- Purchased planters, sod, shrubs and flowers for the Beautification Committee
- Replaced door on employee restroom at the shop
- Assisted with transplanting flowers for causeway baskets
- Assisted with concerts at the park
- Made and installed new gate for long term trailer lot
- Ordered fish cleaning station for Sunset Park
- Moved mobile restrooms for contractors at Marble Hall
- Purchased and planted 4 Sylvester Palms for Sunset Park
- Fabricated flower boxes for the causeway bridge
- Replace swing set chains citywide
- Wrote a Boating Improvement Fund (BIF) grant for \$9,165.55 to repair all aids to navigation citywide
- Assisted volunteer group with leveling around cement slab at 7th Street Park
- Delivered sand to golf course for top dressing
- Installed large fabricate pipe bracket at treatment plant
- Replaced baseboard on pickleball restroom
- Assembled memorial bench
- Contracted AM electric for electrical upgrades at the shop
- Assisted with Hot Dog at the Hut event setup
- Assisted Police Department with 7 Meter Bridge Run and helped with food truck event
- Isolated RO irrigation to Marble Hall
- Installed concert banner at Sunset Park for KCBHA
- Repaired stucco on golf maintenance building and painted
- Repaired irrigation at Gazebo Park
- Move trailers (per request) in and out of long-term storage
- Installed wall ac unit in City Hall
- Installed two large ceiling fans at the shop.

Thank you,

Mike Guarino

Public Works Department Head

City of Key Colony Beach
Public Works Safety Training Documentation Form

Date:	2/12/26	Location:	Shop
Time:	0700	Meeting Lead:	Mike Guarino

Attendees: Esteban Cabrera Fernandez Jesse Petersen, Willie Dominicak & Mike Guarino

Absentees: Justin Luisi

Topic: Slips Trips and Falls

1. Introduction and Presentation of Topic:

We watched a safety video on causes and preventative measures for slips, trips and falls.

2. Discussion, Questions and Concerns:

None

3. Conclusion:

Wear proper footwear, check surfaces for trip and slip hazards. Carry loads low to keep your center of gravity down.

Building Department Staff Report
Report for February 2026– City Commission Meeting

Dear Mayor and Commissioners,

Please find below the Building Department’s activity summary for February 2026.

Tony Loreno – Building Official

- Inspections conducted: 55
- Plan reviews completed: 23
- New Home Construction: 6 active builds
- Approved Future New Homes: 3 pending starts
- Continued oversight of City Hall renovations, including daily site coordination, progress documentation, and ensuring Marble Hall remains usable during construction.
- Structural spalling repairs to Marble Hall beams and columns are complete; the small west-wall section will be addressed next with minimal disruption to public use.
- Finalizing updated Floodplain Management LDR language to improve clarity and incorporate updated freeboard requirements. This work is being completed with City Administration, State Floodplain Consultant Rebecca Quin, and our legal team.
- Under the Mayor’s direction, drafting a new seawall maintenance and inspection ordinance. Currently, seawalls fall under general “structures” or “dangerous structures” provisions in KCB Code Chapter 6. The new ordinance will establish clear, standalone standards for seawall condition, maintenance, and compliance. Commissioner Diehl is coordinating canal surveys with an engineer to document seawalls needing repair or replacement.
- Repair permits issued for minor surface spalling under Sadowski Bridge. This preventive maintenance supports the continued excellent structural condition of the bridge.
- Reviewing permitting procedures to strengthen cleanup-bond requirements based on project type, ensuring contractors maintain clean, safe job sites in accordance with existing city regulations and non-compliance penalties.
- Completed 20 additional hours of required state preparation and pre-testing for upcoming board examinations.

Samantha Rodamer – Building Assistant

- Permits Issued: 18
- Permits Closed: 29
- Reviewed permit applications for completeness.
- Received, coordinated, and completed sewer locates with US Water.
- Assisted with questions regarding STR/LTR/BL licenses.
- Completed records requested as needed.
- Scheduled a multitude of inspections & organized Building Official’s daily inspection schedule.
- Completed multiple Contractor Registrations and updated prior registered Contractor’s records.
- Aided contractors with permit-related questions.
- Worked with Design Center regarding the spalling repair in Marble Hall.
- Scheduled vacation rental safety inspections as requested.

- Worked alongside City staff and commissioners regarding the start to the city hall construction project.
- Attended various January City Meetings.
- Worked with Legal & the Building Official on new seawall ordinance.
- Seawall inspections by the Building Official have begun with the assistance of Commissioner Diehl and a local engineer.
- Continued the review of our floodplain ordinances with Building Official and City Administrator as recommended by Rebecca Quinn.
- Attended “Sunshine 811- Before You Dig” webinar.
- Attended City Hall construction progress meetings.
- Currently reviewing our list of expired permits & coordinating with the Building Official for closure.

City Hall Staff Report

Report for February 19th, 2026 – City Commission Meeting

City Clerk Silvia Roussin

- Mayor Foster approved the purchase of Campaign Financing Software, and I participated in training over the past couple of weeks to support its implementation and administration. I will finalize candidate packets with updated forms for electronic campaign treasurer submittals and share them soon.
- Continuing grant management and coordination with the State and the City's Grant Manager, including ongoing updates to the Grant Expense Spreadsheet to track expenditures and reimbursements. Quarterly reports for all active grants have been submitted.
- We received \$310,332.02 at the beginning of the month for reimbursements related to the WRF Tank Replacement and are expecting reimbursement for the 7th Street & Shelter Bay Stormwater Improvements very soon. The first Reimbursement Request for the City Hall Grant has been submitted and is currently being processed by the State.
- Attended City Hall Construction Progress Meetings and continued coordination with city staff and the contractor, while providing ongoing administrative support.
- Boat Trailer Renewal Notices have been sent out.
- Provided various updates and notices to residents regarding current city events.
- Completed all public notice requirements for Code Amendments and outgoing Bids.
- The adopted Comprehensive Plan contained a minor error and will require a small corrected amended Ordinance for adoption. City Administrator Bartus withdrew the transmitted adopted amendments and requested an extension of time to complete the necessary corrections. The corrective Ordinance will be read for a first reading in February and adopted in March.
- Prepared for and attended the Utility Board Meeting, Beautification Committee Meeting, Recreation Committee Meeting, and City Commission Meetings, and completed corresponding meeting minutes.
- Attended the monthly legal meeting with the Mayor and City Administrator.
- Responded to citizen correspondence and public records requests in accordance with statutory requirements.
- Processed payroll reports, ACH transactions, FRS and IRS reporting, and wire transfers.
- Managed daily general correspondence and ongoing human resources tasks.

Administrative Assistant/Business Tax Licenses Par Darnall

- Updated long-term boat and trailer tracking sheets
- Researched property to reduce rental licensing from two licenses to one
- Coordinated with the Monroe County Property Appraiser on assigning Sunset Park a street address.
- Reviewed Code Board order books, cross-checked with CitizenServe, and reorganized records by address
- Ran Zoom meetings for: Beautification, Recreation, Utility, Planning & Zoning, & City Commission
- Covered the front desk while Cheryl was on vacation
- Held the Property Manager Class on February 3rd
- Completed Certificates of Completion

City Hall Staff Report

Report for February 19th, 2026 – City Commission Meeting

- Processed long-term and short-term rental applications and issued licenses
- Reviewed CitizenServe and updated expired licenses
- Met with Daniel (CitizenServe) and Samantha to discuss the upcoming license renewal process
- Processed multiple owner transfers
- Processed boat trailer renewals while Cheryl was out.

Administrative Assistant/Bookkeeper Linda Jones

- Reconciled credit cards and bank accounts after collecting all receipts and downloading bank statements.
- Cut checks and paid incoming invoices. Uploaded payments to the bank's "positive pay" platform.
- Recorded all EFT payments in QuickBooks.
- Filed all paid invoices.
- Reviewed and recorded payments to DBPR for building department surcharges.
- Recorded all deposits from various sources.
- Reached out to all departments for payment approvals.
- Sent out commercial sewer invoices.
- Calculated DBPR and DEO fees for building permits paid through Forte.
- Deposited and recorded multiple payments for sewer invoices.
- Transferred funds between QuickBooks and bank accounts as needed.
- Provided Silvia with monthly Beautification and Recreation Reports.
- Provided Silvia with data and reports as requested.
- Helped fill in at the Front Desk during vacation.
- Ran monthly aging reports for sewer payments.
- Sent our quarterly residential sewer invoices.

Administrative Assistant/Front Desk Cheryl Baker

- Uploaded various meeting minutes to the City website to ensure public access and compliance.
- Continuously updated City Staff and Personnel Directories for website accuracy and internal operational needs.
- Issued boat trailer licenses for short-term renters.
- Managed long-term trailer and boat parking records and coordination.
- Coordinated and managed Sunset Park wedding reservations, including the collection of all required forms and payments.
- Managed the purchase and coordination of memorial benches for residents.
- Collected and distributed incoming and outgoing mail and managed City phone communications.
- Responded to and addressed property-related inquiries.
- Scanned and shredded documents as part of the City's ongoing transition to a fully electronic records system.
- Maintained public bulletin boards at City Hall, the Post Office, and Marble Hall.

City Hall Staff Report
Report for February 19th, 2026 – City Commission Meeting

Upcoming

- 02-20-2026 Pickleball Shade Bid Opening - 2:00 PM City Administrator's Office
- 02-27-2026 Basketball Court Bid Opening - 2:00 PM City Administrator's Office
- 03-10-2026 Pickleball Shade Evaluation Committee Meeting 3:35 PM Marble Hall
- 03-12-2026 Recreation Committee Meeting (Recommendation for Basketball Court Bid)
- 03-17-2026 Utility Board Meeting
- 03-18-2026 Planning & Zoning Board Meeting
- 03-19-2026 City Commission Meeting (Award for Basketball and Pickleball Shade Bid)

MINUTES
KEY COLONY BEACH CITY COMMISSION
SPECIAL MEETING
‘CITY HALL PROJECT – PRE-CONSTRUCTION NEEDS’
Thursday, December 18th, 2025 – 1:00 pm
Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing

1. **Call to Order, Pledge of Allegiance, Prayer, & Roll Call:** The Key Colony Beach City Commission Special Meeting was called to order by Mayor Freddie Foster at 1:00 PM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Tom Harding, Commissioner Tom DiFransico (via Zoom), Commissioner Kirk Diehl. **Also present:** City Attorney Scott Black, City Administrator John Bartus, Building Official Tony Lorenzo, City Clerk Silvia Roussin, Administrative Assistant Par Darnall, CPH Architect Brandan DeCaro.

Mayor Foster found good cause for Commissioner DiFransico to attend via Zoom.

2. **Approval of the Agenda** (*Additions, changes, and deletions can be made via one motion and a second to approve by a majority vote*)

City Clerk Roussin informed of the following agenda changes:

Under Item 4.e The Addendum of Option 3: Quote by Westchester Surplus for builder’s risk with windstorm coverage

(general builder’s risk deductible \$50,000.00, windstorm deductible \$250,000.00, windstorm sub-limit \$2,500,000.00, water damage deductible (non-flood) \$150,000.00) = premium \$110,123.80

A new Item 4f. Discussion/Approval of a proposal by Commissioner Diehl for the purchase of ceiling tiles through Home Depot for \$23,078.42

There were no other changes, and Mayor Foster asked for a motion to approve.

MOTION: Motion made by Vice-Mayor Colonell to approve the agenda with changes. Commissioner Diehl seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

3. **Citizen Comments and Correspondence:** None.
4. **Items for Commission Discussion/Approval for City Hall Pre-Construction Needs:**
 - a. Change Order Approval Process

Mayor Foster introduced the agenda item and asked Vice-Mayor Colonell to elaborate. Vice-Mayor Colonell explained the current change order approval process and requested clarification on procedures for smaller items to help expedite approvals and keep the contractor on schedule.

The Commission discussed authorizing the Vice-Mayor to approve minor and major change orders based on cost impact, design changes, and potential material substitutions. Discussion also included federal bid

requirements, approval of the schedule of values, establishing approval boundaries, the need for Special Meetings, and the Mayor's discretionary spending authority.

City Clerk Roussin summarized her understanding of the Commission's desired process for handling potential change orders. City Clerk Roussin stated that change orders with no cost impact would be approved by the Vice-Mayor. Change orders with a cost impact of up to \$15,000.00 would be submitted by the Vice-Mayor to the City Clerk, who would then distribute them to the City Commission. Commissioners would have 24 hours to object. If an objection is received, a Special Meeting will be called to discuss and act on the proposed change order. No response within the 24-hour period would constitute approval.

Additional discussion addressed physical quorum requirements for emergency meetings, the need for monthly project updates, and procedures for incorporating minor work changes into the AIA Agreement.

City Clerk Roussin restated the proposed motion for the Commission as follows:

- Change orders with no cost impact shall be approved by the Vice-Mayor.
- Change orders with a cost impact of up to \$15,000.00 shall be submitted by the Vice-Mayor to the City Clerk for distribution to the City Commission, which shall have 24 hours to object.
- If an objection is made, an Emergency Meeting shall be called for discussion and approval.
- No response within 24 hours shall constitute approval of the proposed change order.
- Change orders exceeding \$15,000.00 must be presented to the City Commission for approval at a public hearing.

MOTION: Motion made by Commissioner Diehl to approve. Commissioner Harding seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

b. Move meetings to afternoons to allow timely construction work

Vice-Mayor Colonell spoke on the topic of moving City meetings to the afternoon. City Clerk Roussin provided an overview of current City meetings and extracurricular activities being held at Marble Hall.

Mayor Foster suggested adopting new meeting times beginning in February and noted that community organizers should be able to continue holding meetings with the understanding that construction-related noise, dust, and other disruptions may occur. Vice-Mayor Colonell recommended adding only the City Commission, Utility Board, and Planning & Zoning Board meetings to the fixed schedule, with the understanding that Committees would have the ability to meet via Zoom if needed. He also questioned the feasibility of holding community events in the mornings or during daytime hours.

Mayor Foster reminded the Commission that the contractor is aware of the City's meeting requirements and is expected to leave Marble Hall available for scheduled use. The Commission discussed potential disruptions caused by construction activity, including noise, dust within Marble Hall, and debris in the parking lot. The possibility of identifying alternate meeting locations for public meetings was also discussed.

City Clerk Roussin requested clarification on the Commission's consensus regarding upcoming meetings and stated her understanding that, beginning in February, all public meetings would be held in the afternoon. City Clerk Roussin further stated that the Beautification and Recreation Committees would have the option to meet via Zoom if Marble Hall is unavailable. City Clerk Roussin also confirmed that community events may continue as scheduled, with the understanding that event organizers cannot require work at Marble Hall to stop and that construction noise or dust interruptions may occur.

CPH Architect DeCaro suggested notifying the public of construction activity in the parking lot. Mayor Foster confirmed that signage would be posted in the parking lot. Mayor Foster further suggested that the Pilates class organizer seek alternate locations for the exercise class, which City Clerk Roussin confirmed she would follow up on.

Commissioner DiFransico suggested providing the contractor with detailed information regarding Marble Hall usage to avoid misunderstandings. City Clerk Roussin also confirmed she would follow up on potential adjustments to staff work hours as needed.

Vice-Mayor Colonell confirmed he would follow up with the contractor and provide a meeting schedule for the City Commission, Planning & Zoning Board, Utility Board, and the Fishing & Boating Club. He reiterated that other Committees would have the ability to meet via Zoom if necessary and that community events should seek alternate locations if needed.

Assistant City Attorney Scott Black advised that the full schedule, including recreational activities, should be provided to the contractor. Mayor Foster confirmed that the Recreation and Beautification Committees should be included in the schedule as well. Additional discussion followed regarding the contractor's upcoming construction schedule to assist with planning and coordination.

The Commission reached consensus on the scheduling of public meetings and community events as discussed.

c. Discussion/Approval of Generator Purchase:

Option 1: 200REOZJF, 96-hour / 1517 Gallon Tank - at 100% (feeds entire building but excludes post office), estimated \$105,000.00 Leadtime: 15 weeks - **CURRENTLY IN PLANS**

Option 2: 200REOZJF, 48-hour / 765 Gallon Tank - at 100% (feeds entire building but excludes post office) **estimated \$90,000.00 -+ Leadtime: 12-15 weeks**

Option 3: 150REOZJF, 48-hour / 595 Gallon Tank - at 100% (excludes marble hall's panels in the storage closet that includes the boat lift and the kitchen panel) **estimated \$75,000 -+ Leadtime: 12-15 weeks**

Mayor Foster introduced the agenda item and recommended proceeding with Option 1 due to cost savings, and requested input from the Commission. Commissioner DiFransico expressed agreement with Option 1, with the understanding that it would not delay substantial completion of the project. Commissioner Harding commented on the height and location of the generator and noted the State's encouragement to consider alternative fuel sources for generator power.

The Commission discussed existing fuel tank capacity and the possibility of purchasing an additional fuel trailer.

MOTION: Motion made by Mayor Foster to approve Option 1. Commissioner DiFransico seconded the motion.

DISCUSSION: None.

ON THE MOTION: Roll call vote. Motion approved unanimously.

d. Review locations for City Events (Farmers Market, KCB Day)

Mayor Foster reported that he had spoken with the contractor regarding the one-day Key Colony Beach Day event and that the contractor expressed no concerns. The Commission discussed the proposed staging plan provided to the contractor, including access to the Post Office, the location of the Farmers Market, contractor parking, and material storage needs.

The Commission reached consensus that, if necessary, the Farmers Market may be relocated to the 7th Street area, and that the location for the Key Colony Beach Day event shall remain unchanged.

e. Discussion/Approval of Builders Risk Insurance Purchase

- i. **Option 1:** Quote by Zurich for builder's risk (\$1,000.00 deductible) = premium \$36,537.76
- ii. **Option 2:** Quote by Zurich for builder's risk (\$10,000.00 deductible) = premium \$31,072.65
- iii. **Option 3:** The Addendum of Option 3: Quote by Westchester Surplus for builder's risk with windstorm coverage (general builder's risk deductible \$50,000.00, windstorm deductible \$250,000.00, windstorm sub-limit \$2,500,000.00, water damage deductible (non-flood) \$150,000.00) = premium \$110,123.80

Assistant City Attorney Black provided information on the available options for builders' risk insurance, explained deductibles, and insurance premiums. Scott Black confirmed the obligation to purchase builders' risk insurance and explained the benefits to the city of purchasing the insurance and making informed decisions on deductibles and coverage for each covered claim. After discussion on best possible options, Mayor Foster asked for a motion.

MOTION: Motion made by Commissioner Harding to approve. Vice-Mayor Colonell seconded the motion.

DISCUSSION: Mayor Foster confirmed for the motion is to approve Option 2.

ON THE MOTION: Rollcall vote. Unanimous approval.

f. Discussion/Approval of a proposal by Commissioner Diehl for the purchase of ceiling tiles through Home Depot for \$23,078.42 **Addendum**

Mayor Foster clarified that no approval was being sought at this time, but that the agenda item was intended to provide the contractor with an opportunity to review possible options. Commissioner Diehl explained the differences between tile options and provided information regarding material costs and estimated labor.

The Commission discussed the tile selection proposed by the contractor and potential cost savings associated with switching to an alternate tile. Vice-Mayor Colonell suggested comparing actual tile samples and reviewing materials and costs in more detail, with the Commission to revisit the matter at a later date.

Mayor Foster reported that additional spalling had been discovered in the building and that further repairs would be required. Vice-Mayor Colonell informed that Key Colony Beach resident Janie Byland will assist with identifying and relocating trees and plants around City Hall, with the work anticipated to occur the following week.

The Commission discussed the contractor's responsibilities related to the removal and replanting of trees. CPH Architect DeCaro confirmed that he would review and clarify those responsibilities. Additional discussion followed on the transplanting of plants and trees, potential relocation areas, and the relative costs of transplanting versus replacement.

5. Citizen Comments: None.

6. Adjournment: The meeting adjourned at 2:40 PM.

Respectfully submitted,

Silvia Roussin

City Clerk

MINUTES

KEY COLONY BEACH CITY COMMISSION WORKSHOP

“Golf Course Comprehensive Agreement & Lease Agreement”

Monday, January 12th, 2026 – 9:30 AM

Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing

1. **Call to Order, Pledge of Allegiance, Prayer, & Roll Call:** The Key Colony Beach City Commission Workshop was called to order at 9:30 AM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Kirk Diehl. **Also present:** City Attorney Jim Hicks, City Administrator John Bartus, Public Works Department Head Mike Guarino, Building Official Tony Loreno, Administrative Assistant Par Darnall, City Clerk Silvia Roussin, Golf Course Operator Daryl Rice.

Public Attendance: 26

2. **Items for Commission Discussion**
 - a. Draft Comprehensive Agreement
 - b. Draft Golf Course Lease Agreement
 - c. Attachments for Comprehensive Agreement
 - d. Comments by D. Rice Management

Mayor Foster opened the Workshop with comments on believing that a general consensus had been reached on the Golf Course Lease Agreement and asked for Commissioner comments.

Commissioner DiFransico noted that residents strongly support retaining Daryl Rice as Golf Course Manager and emphasized the Commission’s responsibility to act in the community’s best interest. Commissioner DiFransico referenced the previously agreed-upon framework and highlighted the need to review proposed changes for potential adjustments. Commissioner DiFransico presented a summary outlining outstanding issues and recommended solutions, including lease terms, maintenance responsibilities, utility cost allocations, and operating hours for the proposed lease and comprehensive agreement.

Vice Mayor Colonell offered comments and raised questions about opportunities to improve the golf course. Vice Mayor Colonell noted Daryl Rice’s years of experience and emphasized the need for him to coordinate effectively with the City under a clearly defined agreement. Vice-Mayor Colonell also discussed the importance of establishing clear expectations, ensuring knowledge sharing, and planning for a smooth future transition.

Commissioner Harding agreed with Commissioner DiFransico that there is strong resident support for retaining Daryl Rice and expressed support for a 20-month lease extension. Commissioner Harding noted the need to maintain a conservative budget in 2027 to avoid placing an additional financial burden on the City. Commissioner Harding emphasized the importance of consistent communication with Daryl Rice to address issues proactively and endorsed Commissioner DiFransico’s outlined items, offering additional input on the division of landscaping responsibilities between the City and Mr. Rice.

Commissioner Diehl expressed support for an eight-month extension with an option for an additional one-year term. Commissioner Diehl also commented on tree and restroom maintenance, renter responsibilities, pro-rating rent for the current year, and the City's ability to extend the agreement.

Mayor Foster supported an eight-month contract with monthly renewal options. Mayor Foster outlined his vision for the division of responsibilities between the City and Daryl Rice, the City's long-term plans for the golf course, the designation of Commissioner Harding as the primary point of contact, and opportunities for resident involvement in future hiring for course operations.

Commissioner DiFransico emphasized the need for specialized expertise in golf course operations and recommended considering outside professionals, suggesting referral to the Recreation Committee for further review. Mayor Foster reaffirmed his support for an eight-month lease and the transition of golf course management to the City and the Public Works Department.

Vice Mayor Colonell asked Daryl Rice to share his perspective on the discussion, including the potential transition of management, and emphasized the importance of his cooperation in operating the golf course.

Daryl Rice noted the condition of the golf course when he assumed management and stated that he has enjoyed operating it. Daryl Rice explained that his current contract runs through February 9th, proposed a 90-day extension, and indicated his intention to conclude his service on May 31st. Daryl Rice expressed willingness to assist with the transition but expressed that he would no longer participate in negotiations.

Commissioner Harding expressed concerns about additional staffing costs, uncertainty about property tax changes, and potential significant increases in expenses, and recommended waiting until 2027 to make a decision on how to proceed.

Commissioner Diehl reviewed current expenditures and revenues and presented his projections for potential future income. Commissioner Harding disagreed with these calculations and with the assumptions regarding staffing needs.

Commissioner Diehl commented on various operational options for the golf course, including different membership models and the possibility of automated management without a full-time on-site employee.

With no further discussion, Mayor Foster opened the floor for citizen comments.

3. Citizen Comments

Doug Lipke, Monte Christo Condominium, noted that Daryl Rice's response to a proposed 20-month lease extension was positive, despite today's response. Doug Lipke raised questions about the performance bond, legal fees, and utility costs, and commented on Daryl's ability to perform routine landscaping and irrigation maintenance, excluding major repairs. Doug Lipke further commented on the parties' positions and expressed support for a 20-month lease term, and reiterated his support for Daryl Rice's management of the course.

Bill Catto, 601 W. Ocean Drive, expressed concern about the future of the golf course and the treatment of Daryl Rice, and asked that the Commission reconsider its approach.

Jack Marcy, a long-time golf club member, asked what issue the Commission was seeking to address. Mayor Foster explained that Daryl Rice had previously indicated his intention to leave the City within two years and that the Commission has a responsibility to plan accordingly. Mayor Foster also noted that each Commissioner

has their own perspective. Mr. Marcy expressed dissatisfaction with how the meeting had progressed. Commissioner Diehl added comments, including a suggestion to consider the use of technology to support golf course management.

Joe Pasco, Marathon Resident, asked the Commission to clarify its goals for the golf course, emphasizing the public's need to understand the vision for its future.

Richard Pflueger, 240 8th Street, expressed appreciation for Commissioner Harding's comments and urged the Commission to approve the contract. Richard Pflueger stated that if the City intends to assume operations, it should clearly communicate that decision. Richard Pflueger questioned whether appropriate studies had been conducted and asked how the proposed changes would improve the course and benefit the City and its taxpayers.

There were no further citizen comments, and Mayor Foster reiterated the need to plan ahead for Daryl Rice's retirement. Commissioners gave additional comments on Daryl Rice's intent and future operations of the golf course, lease terms, and purpose and process of the workshop. Vice-Mayor Colonell commented on the clubhouse concept and the importance of the City defining its long-term goals, and a smooth transition process.

4. Adjournment: The meeting adjourned at 10:23 AM.

Respectfully submitted,

Silvia Roussin
City Clerk

MINUTES
KEY COLONY BEACH CITY COMMISSION
SPECIAL MEETING
“Golf Course Comprehensive Agreement & Lease Agreement”
Monday, January 12th, 2026 – 9:37 AM
Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing

1. **Call to Order & Roll Call:** The Key Colony Beach City Commission Special Meeting was called to order by Mayor Foster at 10:37 AM followed by Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Diehl. **Also present:** City Attorney Jim Hicks, City Administrator John Bartus, Building Official Tony Loreno, Public Works Department Head Mike Guarino, Administrative Assistant Par Darnall, City Clerk Silvia Roussin.

Public Attendance: 26

2. **Approval of the Agenda** (*Additions, changes, and deletions can be made via one motion and a second to approve by a majority vote*)

There were no changes to the agenda, and Mayor Foster asked for a motion to approve the agenda.

MOTION: Motion made by Vice-Mayor Colonell to approve the agenda. Commissioner Diehl seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

3. **Citizen Comments and Correspondence:** None.

4. **City Commission Discussion/Approval**

- a. Draft Comprehensive Agreement
- b. Draft Lease Agreement
- c. Attachments for Comprehensive Agreement
- d. Comments by D. Rice Management

Mayor Foster opened the discussion and asked that individual items be addressed one by one.

Mayor Foster asked for a motion to address the term of the lease.

MOTION: Motion made by Commissioner DiFransico to offer a 20-month lease to Daryl Rice. Commissioner Harding seconded the motion:

DISCUSSION: Mayor Foster asked for further discussion. There was none.

ON THE MOTION: Rollcall vote. Unanimous approval.

Mayor Foster asked for discussion on the termination notice and on both parties' ability to terminate. Assistant City Attorney Hicks explained the right to terminate for cause and the right to include it in the agreement. The Commission discussed the clause allowing termination for convenience and whether to include it. Mayor Foster asked for a motion. Assistant City Attorney Hicks explained the agreement's termination clauses, stating that termination is at the city's discretion and that the clause is included in all city contracts.

MOTION: Motion made by Mayor Foster to leave the language included in the agreement. There was no second.
ON THE MOTION: Motion failed.

MOTION: Motion made by Commissioner DiFransico to delete Section 9.3.1.1 of the draft agreement. Commissioner Harding seconded the motion.

DISCUSSION: Mayor Foster noted the need for termination language.

ON THE MOTION: Rollcall vote. Vice-Mayor Colonell – Yes. Commissioner Harding – Yes. Commissioner Diehl – Yes. Commissioner DiFransico – Yes. Mayor Foster – No. The motion passed.

Mayor Foster asked for further review of the proposed agreement, and Assistant City Attorney Hicks confirmed that the termination for convenience clause has been removed from both agreements.

Mayor Foster commented on Section 5.4.14 and recommended removing the tree trimming, with Daryl Rice responsible for all other maintenance.

MOTION: Motion made by Mayor Foster to approve Section 5.4.14, minus the trimming of the trees. Commissioner Harding seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Mayor Foster asked for a review of Section 7.1.3, which recommends a different fee schedule and recommended removing the section.

MOTION: Motion made by Mayor Foster to remove Section 7.1.3. Commissioner DiFransico seconded the motion.

DISCUSSION: Mayor Foster clarified the removal of the section pertaining to different fee schedules for non-residents.

ON THE MOTION: Rollcall vote. Unanimous approval.

Mayor Foster asked for a review of Section 8.6 and the provision of equipment, stating that the equipment had been purchased with an estimated arrival in March. Public Works Department Head Guarino supported the use of large equipment but not consumables like fuel and cleaning supplies, and supported keeping the wording as is.

MOTION: Motion made by Mayor Foster for the wording to stay as is for Section 8.6.

DISCUSSION: Commissioner DiFransico asked Public Works Department Head Guarino to review Section 8.2 for estimates and labor paid by the lessee and asked whether that should be changed so the city performs all major repairs in maintenance. Mike Guarino agreed. Mayor Foster asked for a second to the motion on Section 8.6. Commissioner Harding seconded the motion.

ON THE MOTION: Rollcall vote. Unanimous approval.

MOTION: Motion made by Commissioner DiFransico on Section 8.2 that verbiage should be changed to ‘all major repairs completed by the city’. Commissioner Harding seconded the motion.

DISCUSSION: Mayor Foster clarified that the verbiage change will be from lessee to lessor.

ON THE MOTION: Rollcall vote. Unanimous approval.

Mayor Foster asked for a review of the maintenance of the irrigation system. Mayor Foster clarified that Daryl Rice should continue to maintain the irrigation system, excluding the pump and the mainline, which Public Works Department Head Guarino confirmed.

MOTION: Motion made by Mayor Foster for Daryl Rice to maintain the irrigation system minus the mainline and the pumps. Commissioner DiFransico seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

MOTION: Motion made by Mayor Foster that Daryl Rice is responsible for the Clubhouse bathrooms. Commissioner Diehl seconded the motion.

DISCUSSION: Public Works Department Head Guarino confirmed that the Golf Shop maintenance costs can be separated.

ON THE MOTION: Rollcall vote. Unanimous approval.

Mayor Foster asked for an explanation of the verbiage regarding storage in the service building. Public Works Department Head Guarino explained that private property had previously been stored in the building.

MOTION: Motion made by Mayor Foster to maintain verbiage that the building is for the storage of property needed for the operation and maintenance of the golf course. Commissioner DiFransico seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Mayor Foster spoke on the addition of a vending machine to the golf course and stated that Daryl Ricse has given no objections.

MOTION: Motion made by Mayor Foster for verbiage in the agreement that the city operate and maintain vending machines. Commissioner Harding seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

The Commission discussed the current rent assessment.

MOTION: Motion made by Mayor Foster to maintain the current rent cost. Commissioner DiFransico seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Mayor Foster asked that Commissioner Harding be referenced as the point of contact, which Commissioner Harding accepted.

Mayor Foster asked for a review of the utility costs. City Clerk Roussin confirmed that Daryl Rice is currently paying water costs and half of the electricity costs. Mayor Foster agreed that the current process should be maintained.

MOTION: Motion made by Mayor Foster to maintain the current agreement. Commissioner Harding seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

City Clerk Roussin asked for clarification on the performance bond. The Commission gave consensus to leave the bond at \$20,000.00.

The Commission discussed current operating hours.

MOTION: Motion made by Commissioner Harding for operating hours from 8:00 AM to 4:00 PM. Commissioner DiFransico seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Commissioner DiFransico spoke about Daryl Rice's proposal to operate on Mondays and Fridays during the summer months, with the clubhouse not being staffed on those days. Mayor Foster asked that language be added to the agreement to ensure residents can still play on those days. The Commission agreed that the summer months would be May 1st to September 1st.

MOTION: Motion made by Mayor Foster for the summer months to be identified as May 1st to September 1st. Commissioner Harding seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Vice-Mayor Colonell asked for confirmation that Workers' Comp insurance has been secured. Assistant City Attorney Hicks confirmed that the Workers' Comp insurance requirements are included in the agreement.

Commissioner Harding offered to review the updated draft with Daryl Rice to minimize legal costs. The Commission agreed. Commissioner Harding agreed that any substantial changes must come back before the Commission.

MOTION: Motion made by Mayor Foster for Daryl Rice to be responsible for the purchasing of mulch as part of the landscaping, and that verbiage remain in the new agreement. Commissioner Diehl seconded the motion.

DISCUSSION: The Commission discussed the amount of mulch needed and decided not to state an exact amount for the upkeep of the golf course.

ON THE MOTION: Rollcall vote. Unanimous approval.

Mayor Foster asked Assistant City Attorney Hicks to review whether all talking points were addressed. Jim Hicks asked for a brief review. Commissioner Harding asked about the need for additional screen barriers and who is responsible for the purchase. The Commission gave consensus to stay as is, with the city maintaining the screens.

Assistant City Attorney Hicks asked for clarification on responsibilities for consumables such as fertilizer and herbicides. The Commission confirmed that these are Daryl Rice's responsibility.

Jim Hicks asked for the requirement of the placement of water coolers on the course, which could not be provided by Daryl Rice.

MOTION: Motion made by Commissioner DiFransico to remove the requirement from the contract. Commissioner Diehl seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Mayor Foster called for a 5-minute break.

The meeting reconvened at 11:15 AM.

Assistant City Attorney Hicks stated that the existing language regarding minor and major repairs was appropriate, as future repair needs cannot be fully anticipated. Jim Hicks also addressed the topic of fee setting and the role of the Commission in that process. Commissioner Harding expressed support for continued Commission involvement in setting the fees. The Commission reached consensus to retain the current wording in the agreement.

The Commission also discussed the start and end dates of the lease agreement and agreed to establish the lease term ending on September 30, 2027.

Assistant City Attorney Hicks stated that all open discussion items had been addressed and suggested a motion to approve, subject to all amendments made.

MOTION: Commissioner DiFransico made a motion to approve the agreement and the lease as modified during today's meeting. Commissioner Diehl seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

5. Citizen Comments

Doug Lipke thanked the Commission for its discussions and compromises and recommended providing a red-line copy of the agreement for Daryl Rice to review.

Cindy Catto expressed her appreciation to the Commission and offered the assistance of the Recreation Committee.

Dave McKkahan, 2 7th Street, echoed Ms. Catto's comments and offered the support of the Beautification Committee as well.

6. Adjournment: The meeting adjourned at 11:20 AM.

Respectfully submitted,

Silvia Roussin

City Clerk

MINUTES

KEY COLONY BEACH CITY COMMISSION REGULAR MEETING & PUBLIC HEARING

Thursday, January 22nd, 2026 – 9:30 AM
Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing

- 1. Call to Order, Pledge of Allegiance, Prayer & Rollcall:** The Key Colony Beach City Commission Regular Meeting and Public Hearing was called to order by Mayor Freddie Foster at 9:30 AM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Kirk Diehl. **Also present:** City Attorney Dirk Smits, Assistant City Attorney Jim Hicks, City Administrator John Bartus, Building Official Tony Loreno, Public Works Department Head Mike Guarino, Chief of Police Kris DiGiovanni, Marathon Fire Chief James Muro, Administrative Assistant Par Darnall, Building Assistant Samantha Rodamer, City Clerk Silvia Roussin.
- 2. Approval of the Agenda** (*Additions, changes, and deletions can be made via one motion and a second to approve by a majority vote*)

City Clerk Roussin informed of the proposed agenda changes:

A new Item 7c. Discussion/Approval for a Request for Change Order by Pedro Falcon for ‘Additional Concrete Slabs at Doors’

1. Change Order Proposal COP-1
2. Original Deducts per Bid

A new Item 7d. Review of the use of Marble Hall: Recreation Committee Request for the use of Marble Hall every 2nd Thursday of the month, starting in February

Under 11a. Commissioner Harding: The addendum to the Wastewater Report

There were no further changes, and Mayor Foster asked for a motion to approve.

MOTION: Motion made by Commissioner DiFransico to approve the agenda with changes. Commissioner Harding seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

- 3. Special Requests:** None.
- 4. Citizen Comments and Correspondence**

City Clerk Roussin informed of the following citizen correspondence:

01-21-2026, David Evangelista wrote the City Commission with concerns about Golf Course Safety.

There were no citizen comments.

5. **Committee and Department Reports** (*written reports provided; Staff and Board Chairs available for questions*)

a. **Marathon Fire/EMS** – Marathon Fire Chief Muro presented his summary report to the Commission and thanked the Commission for its support of the Wounded Warrior Event. Chief Muro provided an update on the CPR program and noted that communication with the Pickleball Group regarding potential training opportunities is pending. Chief Muro also reported that the County’s Trauma Star helicopters are fully operational.

Mayor Foster thanked Fire Chief Muro for the invitation to the Wounded Warrior Event and requested that the CPR training invitation be extended to the Recreation Committee to determine interest. Chief Muro stated he would follow up with the City Clerk regarding scheduling.

b. **Police Department** – Chief DiGiovanni

1. Recognition of Code Officer Martha Dreyer
2. Recognition of City Staff

Chief DiGiovanni reported a strong turnout for the Sunset Park Welcome Back Party and thanked city staff for their support. Chief DiGiovanni also provided an update on speed monitoring within the City, noting that the Police Department is exploring the use of a mobile speed radar sign.

Chief DiGiovanni recognized Code Officer Martha Dreyer for her work in code compliance, noting her responsiveness and positive impact on the City.

Chief DiGiovanni also reported on the initiation of seawall inspections within the City, conducted in coordination with Building Official Loreno and Commissioner Diehl. Mayor Foster requested that photographs of the seawalls be taken and reviewed by a civil engineer to enable a professional assessment of conditions. Mayor Foster noted the need to document repeat code offenders, and Chief DiGiovanni confirmed this approach.

c. **City Administrator** – City Administrator Bartus thanked Marathon Fire Rescue staff and volunteers for their participation in holiday events and reported that the Rotary Club is willing to assist with grilling at future events at Sunset Park. City Administrator Bartus provided an update on discussions with the City’s lobbyist regarding Florida Keys Days and the upcoming legislative session, including proposed property tax reform and its potential impact on City revenues. Mr. Bartus noted that the issue will be closely monitored. Mayor Foster and Commissioners discussed the City’s opposition to the proposed property tax reform and confirmed that the City’s position has been communicated to legislators.

Commissioner Harding asked about invitations to bid, and Mr. Bartus confirmed that three bids are on track to be released. Mr. Bartus confirmed the shade structure for the pickleball courts and explained the differences between pickleball and tennis requirements. Commissioner Colonell commented positively on the city’s courts, with Mayor Foster concurring.

d. **Public Works Department:** Mayor Foster commended Public Works Department Head Mike Guarino and his staff for their work in the city and thanked him for his service.

e. **Building Department** – Building Official Loreno reported working on Seawall inspections alongside Commissioner Diehl and confirmed to follow-up with an electrical engineer. Mayor Foster asked for a follow-up on an ordinance for seawalls and a non-grass area on the Sadowski Causeway. Building Official Loreno reported working on the issue with the contractor and holding the cleanup bond until the matter is restored. Mayor Foster further requested a review of areas that slope into the canal system to determine whether berms or other measures are needed to prevent the shoulder from rolling.

Vice-Mayor Colonell requested a follow-up on tactical warning tracks for handicapped crossings.

Building Official Loreno identified possible areas for bump strips and confirmed they could be installed. Vice-Mayor Colonell further suggested restriping walkways to improve safety. Public Works Department Guarino confirmed to follow up.

- f. **City Hall:** Commissioner DiFransico suggested including property managers and owners in the release of public notices to residents to reach visitors staying in the city. City Clerk Roussin confirmed that property managers will be included in future public outreach.
 - g. **Beautification Committee** – No report.
 - h. **Planning & Zoning Board** – No report.
 - i. **Recreation Committee** – Chair Catto thanked the Commission for moving forward with bids for the basketball courts, discussed golf course safety concerns and additional landscape needs to deflect golf balls. Chair Catto discussed adding benches and tables to the golf course, noting resident enthusiasm for additional seating areas. Mayor Foster advised working with Public Works Department Head Guarino on possible additions. Chair Catto advised that the Recreation Committee will assist with the Hot Dogs in the Park event and will send out notices regarding CPR training opportunities.
Commissioner Colonell inquired about trees previously transplanted from City Hall and whether they could be utilized by the Recreation Committee. Further discussion focused on golf ball safety and impacts to nearby properties. Commissioner DiFransico asked whether a standard document addressing golf course safety was available. Additional discussion included potential mitigation measures such as netting, landscaping, and planting additional trees.
 - i. **Utility Board** – No report.
6. **Consent Action Items** *(Under the consent agenda, all action items will be voted on after one motion, and a second will be required to approve them without discussion. If a Commission member wants any action item discussed or voted on separately, the Commission member, at the beginning of the open session, must ask that the action be moved to the discussion action item section.)*
- a. Approval of the following City Commission Meeting Minutes
 1. 12-18-2025 City Commission Organizational Meeting Minutes
 2. 12-18-2025 City Commission Public Hearing Minutes
 3. 12-18-2025 City Commission Regular Meeting Minutes
 - b. Approval of Warrant No. 1225 for \$1,043,877.13
 - c. Contract Renewal for 2026/2027 with The Southern Group for \$54,000 (same terms and conditions as before)
 - d. Appointment of new Committee & Board Members
 1. Joe Schmidt to the Utility Board (Full Member)
 2. Peter Testa to the Utility Board (Full Member)
 3. Janie Byland to the Beautification Committee (Full Member)
 4. Janice Mueller to the Beautification Committee (Full Member)
 5. Larry Freels to the Planning & Zoning Board (Alternate Member)
 6. Jessica Borraccino to the CRS Committee

There were no changes to the Consent Action Items, and Mayor Foster asked for a motion to approve.

MOTION: Motion made by Vice-Mayor Colonell to approve. Commissioner Diehl seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

7. Discussion Action Items

a. Discussion/Approval for Amendments to Fee Schedules

1. Draft Resolution 2026-01 (2024-13)
2. Draft Resolution 2026-02 (2024-15)
3. Draft Resolution 2026-03 (2024-16)

Commissioner Harding presented a review of the proposed fee schedule amendments, including comparisons with other municipalities in the County. Commissioner Harding outlined key updates, including increases to minimum permit fees, adjustments to private inspection discounts, consolidation of fire safety inspection fees, minor changes to transfer fees, proposed increases to sewer connection fees, vacation rental fee increases for cost recovery, updates to property manager and condominium fees, and minor adjustments to include boat-on-trailer parking fees.

During discussion, Commissioners addressed adding alternate property manager contacts, eliminating fees for yard sale permits, and minor edits to the schedule of violations. Commissioner Diehl asked for an update on a review of wastewater consumption for the marina. Commissioner Harding reported that no pump-outs had been reported in the past three months and that the matter would be reviewed further. Commissioner Harding noted that the major portion of the changes in the fee schedules was the increase in vacation rental fees and the minimum building permit fee. Commissioner Harding noted that the vacation rental fees are still significantly lower than those of neighboring municipalities and that the proposed fees are comfortable and will be used to support City Hall funding. There was no further discussion.

MOTION: Motion made by Commissioner Harding to approve the proposed changes and return with Resolutions for a reading at the next Commission meeting. Commissioner DiFransico seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

b. Discussion/Approval of a Recommendation by the Recreation Committee to evaluate Safety Needs at the Golf Course, along the 9th Fairway and off the 1st Tee, for mitigation measures, particularly netting along the 9th Fairway and additional vegetation planted between the 1st Tee and the 2nd Green.

Mayor Foster emphasized the need for additional information and noted that the Committee could move forward with planting shrubs now, while deferring any decision on installing netting until a later evaluation, effectively tabling the item for the time being.

c. Discussion/Approval for a Request for Change Order by Pedro Falcon for 'Additional Concrete Slabs at Doors' **Agenda Addendum**

1. Change Order Proposal COP-1
2. Original Deducts per Bid

Vice-Mayor Colonell spoke about the requested change order and asked to review the use of pavers first.

Vice-Mayor Colonell discussed patio needs, paver pricing, and cost-effectiveness, and suggested rejecting the change order. Vice-Mayor Colonell suggested staying with stamped concrete and rejecting the use of pavers. The Commission discussed the cost of the deducts for the patio slabs, adding the previously rejected deduct back into the contract and rejecting the proposed change order.

MOTION: Motion made by Mayor Foster to reject the change order request and approve putting the original designs for the staff and marble hall patio as per the original design and described in the deduct sheet. Vice-Mayor Colonell seconded the motion.

DISCUSSION: The Commission discussed whether the contractor would accept the original price.

ON THE MOTION: Rollcall vote. Unanimous approval.

d. Review of the use of Marble Hall: Recreation Committee Request for the use of Marble Hall every 2nd Thursday of the month, starting in February **Agenda Addition**

Mayor Foster introduced the agenda item and spoke about the need for a predictable schedule for Committee meetings. Discussion followed on the upcoming demolition, the lack of a construction schedule, possible interruptions due to construction noise and dust, staging areas, access to the Post Office, including the handicapped ramp, a construction entrance, and a parking area.

Vice-Mayor Colonell spoke about the need to move the Farmers Market and the need for space for the contractor. Mayor Foster deferred to the contractor's timeline for moving the market's location. Vice-Mayor Colonell also addressed the mail truck for post office access and the possibility of access from 7th Street. Vice-Mayor Colonell further reported on truck delivery times and the public's need to load and unload packages. Mayor Foster reiterated that backing the post office truck into 7th Street for access to the post office is not an option. Commissioner Diehl spoke about times when the parking area will not be accessible to the truck and agreed that backing the truck into 7th Street is not an option. Commissioner Diehl further commented on congestion during the Farmers Market and agreed with moving the event to 7th Street.

MOTION: Motion made by Vice-Mayor Colonell to move the Farmers Market in the beginning of February. Commissioner Diehl seconded the motion.

DISCUSSION: The Commission discussed adequate electricity, facilities, and the start date of the new location, and the upcoming Food Truck Jamboree, interacting with a move on February 10th.

AMENDED MOTION: Vice-Mayor Colonell amended his motion to move the Farmers Market asap. Commissioner Diehl seconded the amendment.

FURTHER DISCUSSION: None.

ON THE AMENDED MOTION: Rollcall vote. Unanimous approval.

Further discussion followed on the continued use of the AC, electricity, and access to water for Marble Hall during construction, alternate meeting places, the release of the construction schedule, and possible interruptions to meetings.

8. Ordinances & Resolutions

- a. SECOND and FINAL READING OF ORDINANCE 2025-497:** An Ordinance of the City of Key Colony Beach, Florida, Amending The Goals, Objectives And Policies Of The Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Recreation And Open Space, Intergovernmental Coordination, And Capital Improvements, Elements Of The Comprehensive Plan; Adding A Property Rights Element And Accompanying Goal, Objective

And Policies; As Mandated By Florida Statutes 163.3177; Providing For Transmittal To The State Land Planning Agency; Providing A Conflicts Clause And Severability Clause, Providing An Effective Date.

1. Ordinance No. 2025-497
2. 2025 Comprehensive Plan
3. Comprehensive Plan Edits Guide
4. Business Impact Statement
5. Proof of Publication(s)

Mayor Foster provided the second and final reading of the ordinance and asked for a motion to approve.

MOTION: Motion made by Vice-Mayor Colonell to approve. Commissioner Diehl seconded the motion.

DISCUSSION: City Clerk Roussin informed of a scrivener's error on page 112.

ON THE MOTION: Rollcall vote. Unanimous approval.

Ordinance 2025-497 was adopted.

- b. SECOND and FINAL READING OF ORDINANCE 2025-507:** An Ordinance Of The City Of Key Colony Beach, Florida, Amending Article III, Chapter 101 Of The Land Development Regulations Related To Reduction Of Setbacks For Residential Pools; Specifically Amending Sections 101-13 And 101-26 Of The Land Development Regulations To Provide For Reduced Setbacks For Pools Within The R-2b Zoning District; Providing For The Repeal Of All Ordinances Or Parts Thereof Found To Be In Conflict; Providing For Severability, Repeal, And Codification In The Code Of Ordinances; And Providing For An Effective Date.

1. Ordinance No. 2025-507
2. Business Impact Statement
3. Proof of Publication

Mayor Foster provided the second and final reading of Ordinance 2025-507 and requested a motion to approve.

MOTION: Motion made by Commissioner Diehl to approve. Commissioner Harding seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Ordinance 2025-507 was adopted.

Mayor Foster called for a 10-minute break.

The meeting reconvened at 11:03 AM.M.

9. Secretary-Treasurer's Report

a. December 2025 Financial Summary

Commissioner Harding presented the Treasurer's Report, noting that revenues and expenses remain generally on track with no major concerns. Commissioner Harding reported that legal costs were slightly above budget, water usage in City parks is being monitored, and building funds remain in good condition despite lower revenues and expenses. Commissioner Harding further reported that wastewater revenues were negative for the third consecutive month, which was noted as typical. Revenues remain slightly under budget and will

continue to be monitored. Commissioner Harding informed that Stormwater funds were reported to be in good standing, pending outstanding reimbursements.

Commissioner Harding provided an update on potential funding options for the City Hall project, including discussions with financial and banking advisors. Commissioner Harding outlined several financing alternatives and recommended that a line of credit be considered, with future funding to be addressed through the annual budget process.

City Attorney Smits advised caution regarding certain financing structures and recommended further review with banking and financial advisors. Commissioners discussed fees, legal costs, and grant requirements. Mayor Foster concurred that additional legal and financial review is warranted and directed that further analysis be conducted, with a follow-up meeting scheduled.

10. City Attorney's Report: City Attorney Smits thanked the Commission for the renewal of the contract with the city.

11. Commissioner's Reports & Comments

a. Commissioner Harding

1. US1 and Sadowski Causeway Pedestrian Crossing: Commissioner Harding discussed resident concerns regarding pedestrian crossings. He reported that FDOT reviewed the issue and redesigned the crossings, and that the County will modify the hardware to restrict left-hand turns at pedestrian crosswalks. Commissioner Harding suggested that the crosswalks be repainted and reminded the public that state law requires drivers to stop for pedestrians in crosswalks, regardless of whether a signal is present.

2. Speed Limit suggestion: Commissioner Harding discussed resident concerns regarding reducing the speed limit, including a proposal to lower it to 20 mph, particularly near parks. Mayor Foster suggested tabling the matter for now, noting that any change should be considered citywide, and requested that Commissioner Harding bring the item back for further discussion. Commissioner Diehl agreed with the recommendation for further research.

3. Emergency Generators' summary: Commissioner Harding provided an update related to prior City Hall discussions, including research on generator run times and fuel usage based on data from previous storms and power outages. Commissioner Harding recommended planning for fuel resupply in the event of post-storm restrictions, including coordination with Marathon or the County for diesel access. Commissioner Harding noted that the Wastewater Plant has approximately 4.9 days of generator capacity at full usage.

4. Wastewater Sampling weekly report for January 19th, 2026: Commissioner Harding noted that COVID-19 levels are moderate within the City and lower at the state level. He reported that Influenza A has peaked, with moderate levels in the City, while RSV remains low at both the county and state levels.

Mayor Foster asked not to lose sight of the fuel tank and the need to understand fuel polishing and capabilities for fuel turnovers each year. Commissioner Harding commented on the benefits of moving the fleet to diesel trucks to address the issue of access to fresh fuel.

b. Commissioner Diehl: Commissioner Diehl thanked Chief DiGiovanni for the Sunset Park Welcome Back event as well as Vice Mayor Colonell for overseeing preconstruction activities for the City Hall project. Commissioner Diehl noted that he will continue monitoring seawall conditions in the upcoming weeks and advised that possible effects to the Post Office from City Hall construction efforts will be coordinated with the Post Office.

c. **Commissioner DiFransico:** Commissioner DiFransico thanked Chief DiGiovanni for the Hot Dogs with the Cops event and suggested introducing officers before the event to encourage community interaction. Commissioner DiFransico asked about the need for signage by the detention pond, and Mayor Foster noted that a fence is not required and that signs will be posted. Vice Mayor Colonell commented that natural barriers may also be a viable option.

d. **Vice-Mayor Colonell**

1. **City Hall Update:** Vice-Mayor Colonell provided a City Hall construction update, noting that the project is on day 44 with preconstruction underway. Vice-Mayor Colonell reported that some trees have been relocated, coordination meetings have been held, and contractor paperwork is progressing. Vice-Mayor Colonell reported that contractors are submitting submittals and provided further information on change orders, RFIs, and responses, and reported minimal questions from contractors. Vice-Mayor Colonell further reported that the bond and builder's risk insurance have been issued and that four progress meetings have been held.

2. **Farmers Market Location Move:** See under 7d.

e. **Mayor Foster:** Mayor Foster expressed appreciation for Commissioner Harding's work on financial matters and Vice Mayor Colonell's diligence and flexibility regarding the City Hall project. Mayor Foster noted the importance of coordinating with the Post Office in a timely manner and of favorable weather for Sunday's event.

12. **Citizen Comments:** There were no additional citizen comments.

13. **Adjournment:** The meeting adjourned at 11:58 AM.

Respectfully submitted,

Silvia Roussin

City Clerk



CITY OF KEY COLONY BEACH

ADVISORY BOARD & VOLUNTEER COMMITTEE APPLICATION

OFFICE OF THE CITY CLERK
 PO BOX 510141
 CITY OF KEY COLONY BEACH, FL 33051
 TELEPHONE: (305) 289-1212
 WEB: WWW.KEYCOLONYBEACHFL.NET

NEW APPLICATION RE-APPLICATION

- BEAUTIFICATION COMMITTEE (2-Year Terms: 5 Members, 2 Alternates.)
- PLANNING & ZONING BOARD (2-Year Term: 5 Members, 2 Alternates)
- RECREATION COMMITTEE (2-Year Term: 5 Members, 2 Alternates)
- UTILITY BOARD (1-Year Term: 5 Members, 2 Alternates)

Name: HELME NANCY G.
(Last) (First) (Middle)

Address: [REDACTED]

KCB

Mailing Address (if different): [REDACTED]

Business Address: _____

Occupation: _____

Home/Cell Ph.: [REDACTED]

E-mail: [REDACTED]

Do you reside within the City limits?

Yes No

• If yes, how long have you resided in the City of Key Colony Beach?

6 MONTHS

Do you own property in the City of Key Colony Beach?

Yes No

Are you a Registered Voter in the City of Key Colony Beach?

Yes No

Please rank your board preference(s):

1. ALTERNATE OR
2. FRIENDS OF BEAUTIFICATION
3. _____

Have you ever served on a volunteer board or in a volunteer capacity before?

Yes No

If yes, please indicate name of board and dates of service.

IDA LEWIS YACHT CLUB BOARD MEMBER 3 YEARS

Why would you like to serve on this board?

What special skills would you bring to this position?

GARDENING SKILLS

PLANTING / WEEDING / MULCHING

Please list fields of work experience:

List any licenses and/or degrees (optional):

Local References (Please list 3):

1. TRACY CHAMBERSFIELD
2. RACHEL NOLAN
3. CAROLYN SAND

Would you have a problem with the meeting dates and times for the board/agency for which you are applying? Yes No

If yes, please explain: _____

Signed: *Nancy G. Hill* Date: 1.13.21

SCHEDULE OF BOARD/COMMITTEE MEETINGS

Beautification Committee	2 nd Tuesday of each month	10:00 am
Planning and Zoning Board*	3 rd Wednesday of each month	9:30 am
Recreation Committee	As needed	TBD
Utility Board	3 rd Tuesday of each month	9:30 am

*These boards are subject to Financial Disclosure.

Submit application to:

Silvia Gransee
 City Clerk
 City of Key Colony Beach
 PO Box 510141
 Key Colony Beach, FL 33051

OR

Cityclerk@keycolonybeach.net

**CITY OF KEY COLONY BEACH ADVISORY BOARD
& VOLUNTEER COMMITTEE MEMBER APPLICATION**

Acknowledgments:

1. Accuracy of Information. I certify that the information provided in my Board Application with the City of Key Colony Beach is correct to the best of my knowledge.

Printed Name: NANCY HELME

Signature: Nancy G. Helme

Date: 1.13.2026

PROJECT LOCATION

PARCEL ID 00077180-000000
BK 12 LOT 23
KEY COLONY BEACH SECOND ADDN PB 4-94
SEC/TWP/RNG 05/66/33
SHELTER KEY (KEY COLONY BEACH)
LATITUDE: 24.722939°N LONGITUDE: 81.025206°W

DIRECTIONS:

US HIGHWAY NO 1 NORTH TO MM 54±.
RIGHT ON SADOWSKI CAUSEWAY.
RIGHT ON OCEAN DRIVE WEST.
RIGHT ON 11TH ST.
PROPERTY ADDRESS: 541 11TH ST

ADJOINING OWNERS

HIRALDO & OMAIDA CARIDAD DE LA ROSA
19621 W OAKMONT DR
HIALEAH, FL 33015

TERRY GREGORY & MARGARET LEE TAYLOR
1001 RIVERSIDE DR
CHARLOTTE, NC 28214



REVISIONS:

LOCATION & VICINITY MAP
SCALE: AS SHOWN

DOCK/SEAWALL REPAIR/REPLACEMENT- KCB HOUSE LLC
541 11TH STREET
KEY COLONY BEACH, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33060
Telephone (305) 743-9121 Fax (305) 743-9197
Email: glenboe@bellsouth.net

DATE: 08/12/25

1
SHEET 1 OF 13

Sean P. Kirwan, State of Florida, Professional Engineer, License No. 57506.
This item has been digitally signed and sealed by Sean P. Kirwan on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Sean Kirwan
Digitally signed by Sean Kirwan
Date: 2026.01.26 15:37:49 -05'00'



SITE PLAN
SCALE: 1" = 30'



Sean Kirwan

Digitally signed
by Sean Kirwan
Date: 2026.01.26
15:37:59 -05'00'

DATE: 06/12/25

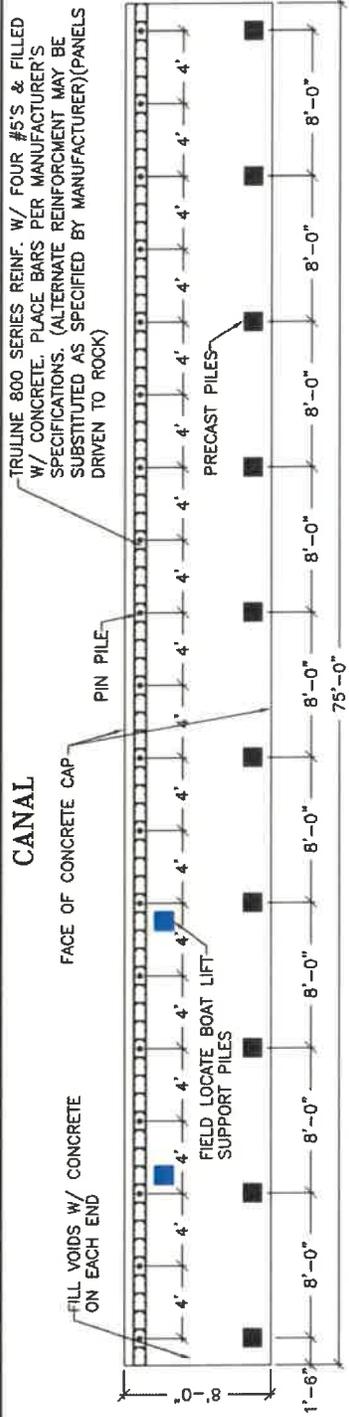
GLEN BOE AND ASSOCIATES, INC. # 4061
5900 OVERSEAS HIGHWAY, SUITE 4, MARGATHON, FL 33060
Telephone (305) 743-9121 Fax (305) 743-9197
Email: glenboe@bellsouth.net

DOCK/SEAWALL REPAIR/REPLACEMENT- KCB HOUSE LLC
541 11TH STREET
KEY COLONY BEACH, MONROE COUNTY, FL

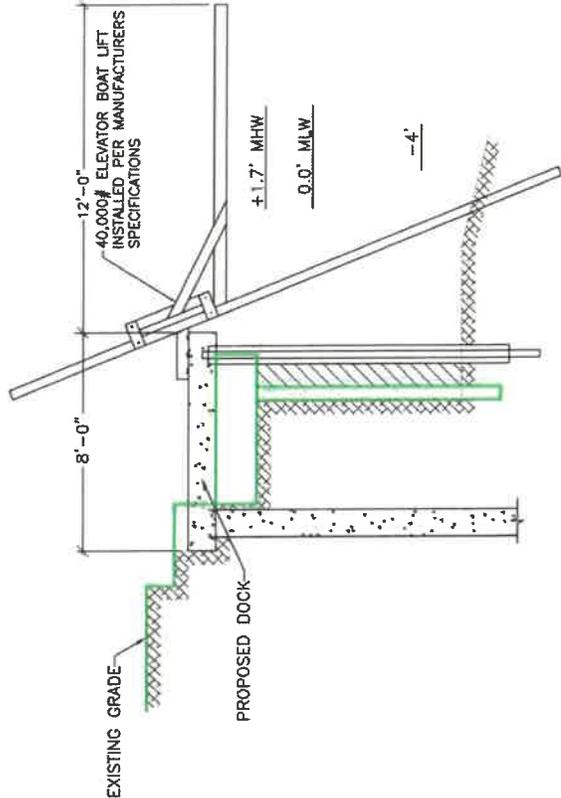
Sean P. Kirwan, State of Florida, Professional Engineer, License No. 57506. This item has been digitally signed and sealed by Sean P. Kirwan on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS:

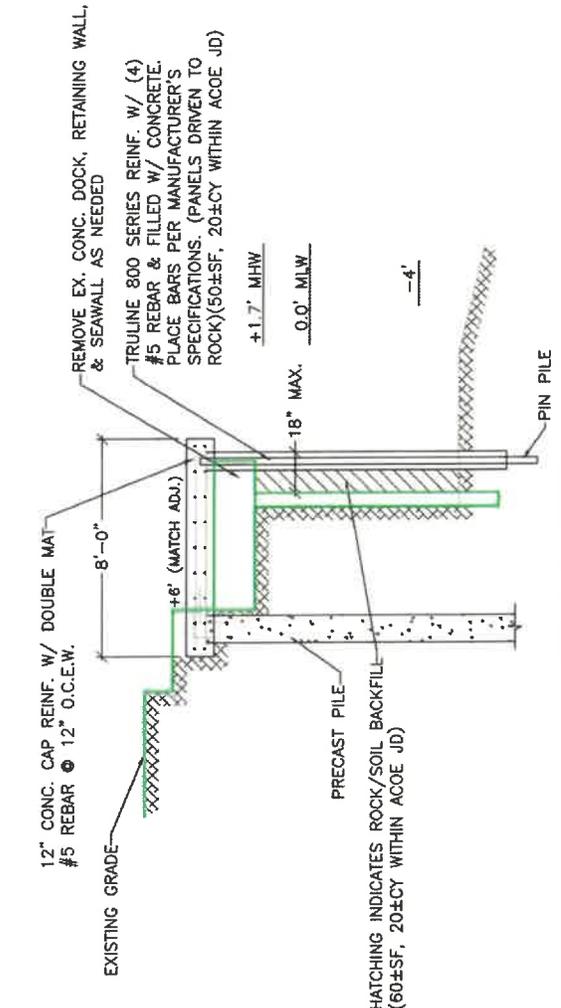
1	01/26/26



FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"



SECTION (BOAT LIFT)
 SCALE: 3/16" = 1'-0"



TYPICAL SECTION
 SCALE: 3/16" = 1'-0"

3	DATE: 06/12/28	GLEN BOE AND ASSOCIATES, INC. # 4061 5800 OVERSEAS HIGHWAY, SUITE 1, MARATHON, FL 33650 Telephone (351) 763-9123 Email: gboe@gbacorp.com	DOCK/SEAWALL REPAIR/REPLACEMENT- KCB HOUSE LLC 541 11TH STREET KEY COLONY BEACH, MONROE COUNTY, FL	REVISIONS:
				1 01/28/26

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO COMMENCING WORK. THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE ARMY CORPS OF ENGINEERS & LOCAL REGULATIONS SHALL GOVERN ALL WORK.
2. WORK SHOWN ON DRAWINGS IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023. FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION. THE PROPOSED STRUCTURE(S) IS DESIGNED FOR A MINIMUM LIVE LOAD OF 45 PSF/DEAD LOAD 10 PSF, 180 MPH (3 SECOND GUST), EXPOSURE D, RISK CATEGORY 1, ASCE 7-22.
3. CONTRACTOR SHALL ADHERE TO THE STANDARD MANATEE CONSTRUCTION CONDITIONS (LATEST EDITION). IF NEEDED, THE CONTRACTOR CAN CONTACT THE ARMY CORPS OF ENGINEERS OR THIS OFFICE TO OBTAIN A COPY OF THE STANDARD MANATEE CONSTRUCTION CONDITIONS.
4. BEST MANAGEMENT PRACTICES, INCLUDING THE USE OF TURBIDITY SCREENS, ARE REQUIRED TO ISOLATE THE CONSTRUCTION AREA FROM THE ADJACENT WATERS. CONTRACTOR SHALL INSTALL TURBIDITY SCREENS AROUND THE IMMEDIATE PROJECT AREA PRIOR TO CONSTRUCTION. THE TURBIDITY SCREENS REMAIN IN PLACE UNTIL WATER QUALITY CONDITIONS RETURN TO PRECONSTRUCTION CONDITIONS. WATER QUALITY MONITORING SHALL ADHERE TO STATE REGULATIONS.
5. ELECTRIC & WATER (DESIGN PROVIDED BY OTHERS) SHALL BE PROVIDED AS DIRECTED BY OWNER. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL PROPOSED UTILITIES WITH OWNER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS & WATER DEPTHS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
7. THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK.
8. EXERCISE EXTREME CARE AND CAUTION WHEN EXCAVATING AND FILLING ADJACENT TO EXISTING STRUCTURES. UNDER NO CIRCUMSTANCES SHALL THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURES BE IMPAIRED IN ANY WAY BY CONSTRUCTION OPERATIONS AND PROCEDURES. DO NOT EXCAVATE OR DISTURB SOIL ADJACENT TO OR BENEATH EXISTING FOOTINGS.
9. CONTRACTOR SHALL COORDINATE INSTALLATION OF CLEATS, LADDERS, PILE CAPS, AND OTHER DOCK ACCESSORIES WITH OWNER PRIOR TO CONSTRUCTION. ALL DOCK ACCESSORIES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. STAINLESS STEEL HARDWARE SHALL BE USED FOR ALL CONNECTIONS TO DOCK. PROVIDE A MINIMUM OF 3" CLEARANCE FROM EDGE OF STRUCTURE TO EDGE OF BOLTS.

PIN PILES:

PILES SHALL BE 3" SCH 80 STEEL PIN PILES (5' MIN. IN ROCK).

PILES SHALL BE SPACED @ MAXIMUM OF 5' O.C. UNLESS OTHERWISE SHOWN.

DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN SEVEN DAYS OLD.

CUT OFF PILES TO PROVIDE A MINIMUM OF 3" EMBEDMENT INTO CONCRETE CAP.

PILES SHALL DEVIATE FROM PLUMB AND ANGLE OF BATTER NO MORE THAN 1/4 INCH PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6 INCHES OVERALL. PILES SHALL NOT DEVIATE FROM LOCATION OF PILE TOP MORE THAN 6 INCHES.

REMOVE CUTOFF SECTIONS OF PILES FROM THE SITE AND LEGALLY DISPOSE.

CONCRETE CAP & VINYL SHEET PILE:

CAST IN PLACE CONCRETE SHALL BE TYPE II CONCRETE WITH A COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS. MAXIMUM WATER-CEMENTIOUS MATERIALS RATIO BY WEIGHT RATIO SHALL BE 0.40. SLUMP SHALL NOT EXCEED 5" (1"±).

CONCRETE CAP SHALL CONTAIN MICRO- OR MACRO-SYNTHETIC FIBER REINFORCEMENT. FIBER LENGTHS SHALL BE 1/2 INCH TO 2.25 INCHES (13 TO 56 MM) IN LENGTH. DOSAGE AMOUNTS SHALL BE FROM 0.75 TO 3.0 POUNDS PER CUBIC YARD (0.45 TO 1.78 KG/M3) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SYNTHETIC FIBERS SHALL COMPLY WITH ASTM C1116.

REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A 615, GRADE 60. ALL DETAILING AND ACCESSORIES TO CONFORM TO ACI DETAILING MANUAL (LATEST EDITION).

PROVIDE 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.

PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE SLABS.

REINFORCED CONCRETE CONSTRUCTION TO CONFORM TO ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

PROVIDE SLEEVES FOR ALL PIPES, CONDUITS, ETC. THAT PENETRATE CONCRETE STRUCTURAL MEMBERS PRIOR TO PLACEMENT OF CONCRETE. CUTTING OR DRILLING OF HARDENED CONCRETE NOT PERMITTED.

DO NOT EMBED HORIZONTAL CONDUITS, PIPES, ETC., IN HORIZONTAL CONCRETE STRUCTURAL MEMBERS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.

REQUIRED CONCRETE COVER FOR REINFORCING STEEL (UNLESS NOTED OTHERWISE):
TOP 3" MINIMUM, BOTTOM 3" MINIMUM, SIDES 3" MINIMUM

PROVIDE CHAIRS, SPACERS, TIES, AND ALL DEVICES NECESSARY FOR PROPER PLACING, SPACING, SUPPORTING, AND FASTENING REINFORCEMENT AS REQUIRED BY ACI 315. PROVIDE CHAIRS, SPACERS, BOLSTERS, AND ITEMS IN CONTACT WITH FORMS WITH HOT-DIP GALVANIZED LEGS OR PLASTIC LEGS.

LAP SPLICE CONTINUOUS VERTICAL OR HORIZONTAL BARS IN CONCRETE MEMBERS BY WIRING TOGETHER IN CONTACT IN ACCORDANCE WITH ACI 318, LATEST EDITION, FOR CLASS "B" TENSION LAP SPLICES. DO NOT SPLICE CONTINUOUS TOP BARS IN BEAMS AT ENDS OF CLEAR SPANS. DO NOT SPLICE CONTINUOUS BOTTOM BARS IN BEAMS IN CLEAR SPANS BETWEEN SUPPORTS.

CONCRETE PILES:

PILES SHALL BE COMMERCIAL GRADE BY FLORIDA ROCK & SAND OR APPROVED EQUAL.

CONCRETE PILES SHALL BE 12"x12" PRESTRESSED CONCRETE PILES W/ FOUR 0.6" DIAMETER 270 LOW-RELAXATION STRAND @ 44 KIPS W/ W3.4 WIRE SPIRAL TIES. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 6000 PSI. CONCRETE SHALL BE FDOT CLASS V SPECIAL. ALL REINFORCING STEEL, EXCEPT SPIRAL TIES, SHALL BE ASTM A615, GRADE 60. SPIRAL TIES SHALL BE HARD DRAWN BASIC WIRE IN ACCORDANCE WITH ASTM A-82. EACH WRAP OF SPIRAL SHALL BE TIED TO AT LEAST TWO CORNER STRANDS.

ALTERNATE STRAND PATTERNS -

- EIGHT 7/16" DIAMETER 270 LOW-RELAXATION STRAND @ 23.3 KIPS
- EIGHT 1/2" DIAMETER 250 STRESS RELIEVED STRAND @ 24.1 KIPS
- TWELVE 3/8" DIAMETER 270 LOW-RELAXATION STRAND @ 17.2 KIPS
- TWELVE 3/8" DIAMETER 250 STRESS RELIEVED STRAND @ 15.6 KIPS

PILES SHALL BE SET IN PREDRILLED OR PREPUNCHED HOLES AND DRIVEN TO PENETRATE FIRM ROCK 7' MIN.

PILES SHALL BE SPACED @ MAXIMUM OF 10' O.C. UNLESS OTHERWISE SHOWN.

DO NOT DRIVE PILES WITHIN 20 FEET OF CONCRETE LESS THAN SEVEN DAYS OLD.

RE-DRIVE ANY PILE WHICH IS RAISED DURING DRIVING OF ADJACENT PILES, TO THE ORIGINAL TIP ELEVATION.

CUT OFF PILES TO PROVIDE A MINIMUM OF 3" EMBEDMENT INTO CONCRETE CAP. PROVIDE A MINIMUM 30" SPLICE FOR ALL STRANDS. PILE STRAND EMBEDMENT MAY BE SUBSTITUTED W FOUR #5'S DOWELED & EPOXIED 8" MINIMUM INTO TOP OF PILE. EPOXY SHALL BE SIMPSON STRONG TIE ET-3G OR EQUAL AND APPLIED PER MANUFACTURER'S SPECIFICATIONS.

PILES SHALL DEVIATE FROM PLUMB AND ANGLE OF BATTER NO MORE THAN 1/4 INCH PER FOOT OF PILE LENGTH, BUT NOT MORE THAN 6 INCHES OVERALL. PILES SHALL NOT DEVIATE FROM LOCATION OF PILE TOP MORE THAN 6 INCHES.

REMOVE CUTOFF SECTIONS OF PILES FROM THE SITE AND LEGALLY DISPOSE.

REVISIONS:

Sean P. Kirwan, State of Florida, Professional Engineer, License No. 57506. This item has been digitally signed and sealed by Sean P. Kirwan on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DOCK/SEAWALL REPAIR/REPLACEMENT- KCB HOUSE LLC
541 11TH STREET
KEY COLONY BEACH, MONROE COUNTY, FL

GLEN BOE AND ASSOCIATES, INC. # 4061
5800 OVERSEAS HIGHWAY, SUITE 4, MARATHON, FL 33950
Telephone (305) 743-9121 Fax (305) 743-8187
Email: glenboe@bellsouth.net

Sean Kirwan
Digitally signed by Sean Kirwan
Date: 2026.01.26 15:38:21 -05'00'

DATE: 06/12/25

1/26/26

Dear Key Colony Beach Building and Planning,

I, HIRALDO DE LA ROSA, homeowner of 561 11th St. Key Colony Beach, do not have any issues with the proposed project at 541 11th St. The boat lift will not encroach onto my property.

Sincerely,

X:



02/09/2026

1/26/26

Dear Key Colony Beach Building and Planning,

I, Terry A. Turchi homeowner of 521 11th St. Key Colony Beach,
do not have any issues with the proposed project at 541 11th St. The boat lift will not
encroach onto my property.

Sincerely,

X: 

CITY OF KEY COLONY BEACH

Warrant Number	0126
Items paid from to	January 1, 2026 January 31, 2026
First Horizon Checking Account - 6871	\$267,195.94
(includes all vendor payments for general, road, building and infrastructure)	
Escrow Account - 5537	-
Payroll Account - 2942	\$150,559.90
Infrastructure Reserve Account - 8644	18,310.00
Road Reserve Account - 8677	-
Impact Fees Reserve Account - 8669	-
First State Bank Reserve Account - 3703	-
Sewer Money Mkt - 0301	-
Stormwater Checking Account - 0128	\$27,033.24
Sewer Account - 6006	\$228,652.50
TOTAL DISBURSEMENTS	<u><u>\$691,751.58</u></u>



Contract Number: 2026 091521-NAF & 032824-NAF
Quote ID: 67330
Agency: KEY COLONY BEACH, CITY OF
Date: 1/12/2026

Thank you from the Alan Jay Fleet Team for the opportunity to provide this quotation for (1) 2026 FORD F-250 SUPER CREW CAB PICKUP 4WD 160" WB XL 6.5' BED, please review carefully and contact us with any errors or changes.

MSRP:	\$67,695.00
Base Price:	\$49,577.00
Factory Options:	\$12,785.00
Aftermarket Options:	\$0.00
Purchase Total:	\$62,362.00

Per attached vehicle specifications.

This quotation is valid as long as the manufacturer is accepting orders for the model year specified. Purchase orders received after factory order cutoff may not be honorable. The vehicle(s) offered on this quotation will be ordered in the color(s) listed. Please contact your Alan Jay sales representative with any questions you have on this quote.

Quoted By: SCOTT WILSON / 863-991-4693 / scott.wilson@alanjay.com



Awarded Contract

Call Us first, for all of your Fleet Automotive, & Light Truck needs.

PHONE (800) ALANJAY (252-6529)		DIRECT 863-402-4234	WWW.ALANJAY.COM	Quote 67330-3
Corporate Office	2003 U.S. 27 South Sebring, FL 33870	MOBILE 863-991-4693	Mailing Address	P.O. BOX 9200 Sebring, FL 33871-9200
		FAX 863-402-4221		

ORIGINAL QUOTE DATE
10/15/2025

QUICK QUOTE SHEET

REVISED QUOTE DATE
1/12/2026

REQUESTING AGENCY	KEY COLONY BEACH, CITY OF		
CONTACT PERSON	JOE BURDEN	EMAIL	KCB858@KEYCOLONYBEACHPD.COM
PHONE	502-817-6493	MOBILE	FAX

SOURCEWELL CONTRACT # 2026 091521-NAF & 032824-NAF www.NationalAutoFleetGroup.com

MODEL	W2B 600A	MSRP	\$67,695.00
2026 FORD F-250 SUPER CREW CAB PICKUP 4WD 160" WB XL 6.5' BED			

CUSTOMER ID **CONTRACT PRICE \$49,577.00**

BED LENGTH 6.5' Bed

** All vehicles will be ordered white w/ darkest interior unless clearly stated otherwise on purchase order.

FACTORY OPTIONS	DESCRIPTION	
M7	Carbonized Gray Metallic	\$0.00
1S	Medium Dark Slate, Cloth 40/20/40 Split Bench Seat	\$310.00
99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20	\$10,990.00
44G	Transmission: TorqShift 10-Speed Automatic	\$0.00
18B	Platform Running Boards	\$440.00
600A	Order Code 600A	\$0.00
64A	Wheels: 17" Argent Painted Steel	\$0.00
85S	Tough Bed Spray-In Bedliner	\$620.00
86M	Dual AGM 68 AH Battery	\$0.00
TD8	Tires: LT245/75Rx17E BSW A/S	\$0.00
X3H	Electronic-Locking w/3.31 Axle Ratio	\$425.00
153	OPTIONS Front License Plate Bracket	\$0.00

CONTRACT OPTIONS	DESCRIPTION	FACTORY OPTIONS	\$12,785.00
NO-TEMP	TEMP TAG NOT REQUESTED, CUSTOMER WILL HANDLE THEIR OWN TAG WORK.		\$0.00
EWD	EXTENDED WARRANTY DECLINED		\$0.00
		CONTRACT OPTIONS	\$0.00

TRADE IN TOTAL COST \$62,362.00

YES WE TAKE TRADE INS — ASK ABOUT MUNICIPAL FINANCING —

TOTAL COST LESS TRADE IN(S) QTY 1 **\$62,362.00**

Estimated Annual payments for 60 months paid in advance: \$14,338.31
Municipal finance for any essential use vehicle, requires lender approval, WAC.

Comments QUOTE SUBJECT TO FACTORY ORDER ACCEPTANCE or 30 DAYS

VEHICLE QUOTED BY **SCOTT WILSON** FLEET SALES MANAGER scott.wilson@alanjay.com

"I Want to be Your Fleet Provider"

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes, please feel free to contact me at any time. I am always happy to be of assistance.



ALAN JAY FLEET

SCOTT WILSON | 863-402-4234 | SCOTT.WILSON@ALANJAY.COM

Vehicle: [Fleet] 2026 Ford Super Duty F-250 SRW (W2B) XL 4WD Crew Cab 6.75' Box (✔ Complete)

Window Sticker

SUMMARY

[Fleet] 2026 Ford Super Duty F-250 SRW (W2B) XL 4WD Crew Cab 6.75' Box

MSRP:\$52,690.00

Interior:Medium Dark Slate, Cloth 40/20/40 Split Bench Seat

Exterior 1:Carbonized Gray Metallic

Exterior 2:No color has been selected.

Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20

Transmission: TorqShift 10-Speed Automatic

OPTIONS

CODE	MODEL	MSRP
W2B	[Fleet] 2026 Ford Super Duty F-250 SRW (W2B) XL 4WD Crew Cab 6.75' Box	\$52,690.00
OPTIONS		
153	Front License Plate Bracket	\$0.00
18B	Platform Running Boards	\$445.00
1S	Medium Dark Slate, Cloth 40/20/40 Split Bench Seat	\$315.00
44G	Transmission: TorqShift 10-Speed Automatic	\$0.00
600A	Order Code 600A	\$0.00
64A	Wheels: 17" Argent Painted Steel	\$0.00
85S	Tough Bed Spray-In Bedliner	\$625.00
86M	Dual AGM 68 AH Battery	Inc.
99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20	\$10,995.00
M7	Carbonized Gray Metallic	\$0.00
TD8	Tires: LT245/75Rx17E BSW A/S	\$0.00
X3H	Electronic-Locking w/3.31 Axle Ratio	\$430.00

SUBTOTAL	\$65,500.00
Adjustments Total	\$0.00
Destination Charge	\$2,195.00
TOTAL PRICE	\$67,695.00

FUEL ECONOMY

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Data Version: 27475. Data Updated: Jan 11, 2026 6:45:00 PM PST.



ALAN JAY FLEET

SCOTT WILSON | 863-402-4234 | SCOTT.WILSON@ALANJAY.COM

Vehicle: [Fleet] 2026 Ford Super Duty F-250 SRW (W2B) XL 4WD Crew Cab 6.75' Box (✔ Complete)

Est City:N/A

Est Highway:N/A

Est Highway Cruising Range:N/A

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ALAN JAY FLEET

SCOTT WILSON | 863-402-4234 | SCOTT.WILSON@ALANJAY.COM

Vehicle: [Fleet] 2026 Ford Super Duty F-250 SRW (W2B) XL 4WD Crew Cab 6.75' Box (✔ Complete)

Standard Equipment

Mechanical

- Engine: 6.8L 2V DEVCT NA PFI V8 Gas (STD)
- Transmission: TorqShift-G 10-Speed Automatic -inc: SelectShift and selectable drive modes: normal, eco, slippery roads, tow/haul and off-road (STD)
- 3.73 Axle Ratio (STD)
- GVWR: 10,000 lb Payload Package
- 50-State Emissions System
- Transmission w/Driver Selectable Mode and Oil Cooler
- Electronic Transfer Case
- Part-Time Four-Wheel Drive
- 68-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection
- 160 Amp Alternator
- Class V Towing Equipment -inc: Hitch and Trailer Sway Control
- Trailer Wiring Harness
- 3565# Maximum Payload
- HD Gas-Pressurized Shock Absorbers
- Front Anti-Roll Bar
- Firm Suspension
- Hydraulic Power-Assist Steering
- 34 Gal. Fuel Tank
- Single Stainless Steel Exhaust
- Auto Locking Hubs
- Front Suspension w/Coil Springs
- Solid Axle Rear Suspension w/Leaf Springs
- 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control

Exterior

- Wheels: 17" Argent Painted Steel -inc: painted hub covers/center ornaments (STD)
- Tires: LT245/75Rx17E BSW A/S -inc: Spare may not be the same as road tire (STD)
- Regular Box Style

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ALAN JAY FLEET

SCOTT WILSON | 863-402-4234 | SCOTT.WILSON@ALANJAY.COM

Vehicle: [Fleet] 2026 Ford Super Duty F-250 SRW (W2B) XL 4WD Crew Cab 6.75' Box (✔ Complete)

Exterior

- Wheels w/Hub Covers
- Steel Spare Wheel
- Full-Size Spare Tire Stored Underbody w/Crankdown
- Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks
- Black Rear Step Bumper
- Black Side Windows Trim and Black Front Windshield Trim
- Black Door Handles
- Black Power Heated Side Mirrors w/Convex Spotter, Manual Folding and Turn Signal Indicator
- Manual Extendable Trailer Style Mirrors
- Fixed Rear Window
- Light Tinted Glass
- Variable Intermittent Wipers
- Aluminum Panels
- Black Grille
- Tailgate Rear Cargo Access
- Tailgate/Rear Door Lock Included w/Power Door Locks
- Boxside Steps
- Auto On/Off Reflector Halogen Daytime Running Lights Preference Setting Headlamps w/Delay-Off
- Cargo Lamp w/High Mount Stop Light
- Perimeter/Approach Lights

Entertainment

- Radio w/Seek-Scan, Clock and Speed Compensated Volume Control
- Radio: AM/FM Stereo w/MP3 Player -inc: 6 speakers
- Fixed Antenna
- 6 Speakers
- SYNC 4 -inc: 8" center display, wireless phone connection, cloud connected, AppLink w/app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual
- Wireless Phone Connectivity
- 2 LCD Monitors In The Front

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ALAN JAY FLEET

SCOTT WILSON | 863-402-4234 | SCOTT.WILSON@ALANJAY.COM

Vehicle: [Fleet] 2026 Ford Super Duty F-250 SRW (W2B) XL 4WD Crew Cab 6.75' Box (Complete)

Interior

4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement

4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement

60-40 Folding Split-Bench Front Facing Fold-Up Cushion Rear Seat

Manual Tilt/Telescoping Steering Column

Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant Temp, Tachometer, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer

Power Rear Windows

Front Cupholder

Rear Cupholder

Compass

Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button

Cruise Control w/Steering Wheel Controls

Manual Air Conditioning

HVAC -inc: Underseat Ducts

Locking Glove Box

Interior Trim -inc: Chrome Interior Accents

Full Cloth Headliner

Urethane Gear Shifter Material

HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage and driver's side manual lumbar

Day-Night Rearview Mirror

Passenger Visor Vanity Mirror

Full Overhead Console w/Storage and 2 12V DC Power Outlets

Fade-To-Off Interior Lighting

Front And Rear Map Lights

Full Vinyl/Rubber Floor Covering

Cab Mounted Cargo Lights

Smart Device Remote Engine Start

Smart Device Integration

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ALAN JAY FLEET

SCOTT WILSON | 863-402-4234 | SCOTT.WILSON@ALANJAY.COM

Vehicle: [Fleet] 2026 Ford Super Duty F-250 SRW (W2B) XL 4WD Crew Cab 6.75' Box (✔ Complete)

Interior

Ford Connectivity Package (1-Year Included) -inc: unlimited Wi-Fi hotspot, Included for one-year from warranty start date, Requires activation via Ford app w/credit card authorization; customer may cancel at any time, Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features, Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations, If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan

Instrument Panel Covered Bin and Dashboard Storage

Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down

Delayed Accessory Power

Power Door Locks w/Autolock Feature

Driver Information Center

Trip Computer

Outside Temp Gauge

Digital/Analog Appearance

Seats w/Vinyl Back Material

Front Center Armrest w/Storage

Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints

Perimeter Alarm

Securilock Anti-Theft Ignition (pats) Immobilizer

2 12V DC Power Outlets

Air Filtration

Safety-Mechanical

AdvanceTrac w/Roll Stability Control Electronic Stability Control (ESC) And Roll Stability Control (RSC)

ABS And Driveline Traction Control

Safety-Exterior

Side Impact Beams

Safety-Interior

Dual Stage Driver And Passenger Seat-Mounted Side Airbags

Emergency Sos Capability

Tire Specific Low Tire Pressure Warning

Safety Canopy System Curtain 1st And 2nd Row Airbags

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ALAN JAY FLEET

SCOTT WILSON | 863-402-4234 | SCOTT.WILSON@ALANJAY.COM

Vehicle: [Fleet] 2026 Ford Super Duty F-250 SRW (W2B) XL 4WD Crew Cab 6.75' Box (✔ Complete)

Safety-Interior

Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point and Height Adjusters

Dual Stage Driver And Passenger Front Airbags

Rear Child Safety Locks

Back-Up Camera

WARRANTY

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Corrosion Years: 5

Corrosion Miles/km: Unlimited

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

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INVOICE 56

Paradise 911

410 101st Street Ocean Unit A
Marathon, FL 33050
(305) 509-9328

Key Colony Beach Police Dept.
Joseph Burden
600 W. Ocean Dr
Key Colony Beach, FL 33051

Invoice #: 56
Invoice Date: 1/26/2026
Due Date: 1/26/2026
Payment Terms: Due On Receipt

Description	Quantity	Price	Amount
Window Tint	1.00	\$700.00	\$700.00
Ceramic Window tint			
Whelen Equipment	1.00	\$16,429.20 /Each	\$16,429.20
All emergency lighting(smoked lenses), sirens and control systems			
Decked Equipment	1.00	\$1,299.00 /Job	\$1,299.00
Decked drawer system			
Havis Equipment	1.00	\$2,413.00 /Job	\$2,413.00
Console and laptop stand			
Westin Equipment	1.00	\$550.00 /Job	\$550.00
Push bumper			
Printer	1.00	\$534.00 /Each	\$534.00
Pocketjet printer			
Streamlight	1.00	\$198.00 /Each	\$198.00
Flashlight			

Pro Guard Equipment	1.00	\$2,105.00 /Job	\$2,105.00
Cage and gun rack			
Inbound Freight	1.00	\$1,100.00 /Job	\$1,100.00
Est. Freight shipping			
BWC charger	1.00	\$375.00	\$375.00
Panasonic BWC charger			

Comments

Equipment for incoming F250

Notes

Estimate is valid for contracts issues within 30 days. Labor cost is not included in this estimate.

Subtotal:	\$25,703.20
Tax-Exempt Sales Tax - 0%:	\$0.00
Total:	\$25,703.20
BALANCE DUE:	\$25,703.20

Key Colony City Commission Meeting 19Fe26

Golf Course Improvements Approval Requests – 2026 FY:

Topic: Golf Course Suggested Improvements for the remainder of 2026 FY

Background: Daryl Rice, Cindy Catto, and I planned to do a Golf Course walk around after the updated lease was approved for items needing improvement at the KCB Golf Course. We completed a recent walk around on 09Fe26, now that the lease has been approved.

Focus was on developing a list of items for prioritizing. We developed a list with priority items for 2026 FY: 1) Safety needs, and 2) Clubhouse Porch improvements. The list we developed will need to take additional budget years to complete, and regular walks will be completed on a regular basis to ensure we are making improvements based on residents' feedback.

Remaining 2026 FY list, requesting approval for not exceeding \$30,000, with budget funds available for this year. Detail orders would be defined and placed so as not to exceed the above number. Focus would be to work on for late Spring and Summer to be complete this Fiscal year, during the off-peak period.

2026 FY remaining items requested

Safety request:

- Palm trees (10) for areas around the clubhouse, and in various areas throughout the course to improve safety, placed for protection from errant golf balls.
- Placement of a Golf Cage Net for practicing driving next to the clubhouse. This will support safety improvements in the area and add an improvement for the residents to support warm-up activity.

Clubhouse Porch Improvements and Seating Improvements throughout the course:

- Purchase tables and benches to populate the current porch area for improved seating capability. Install benches and tables at selected locations on the course to support rest areas.

Continued ideas for future budget years from walk around, detail list to be developed for 2027 FY budget proposal, running list of ideas to be maintained:

- Screening and mulch in areas to define walk paths
- Practice putting green reinitiated, with proposed larger size
- Adding hedges for improved aesthetics.
- Continued review of table and bench needs for rest areas based on feedback.
- Clean up perimeter property lines, grass/irrigation improvements, and adding aesthetic fencing.
- Tree trimming as needed.



REQUEST FOR NEW RECREATION-RELATED PROJECT

Name of Person or Entity Making Request: NELOIA BOUNGNIAMI
720 11th ST. PCB

Contact Information

Email: BUNCO@BELLSONFARMET

Phone: 305-497-6292

Permanent Address: 10351 S. W. 55th MIAMI 33179

Location/Description of Project (Include any diagrams, drawings, photos, or other explanatory materials.)

INSTALL WI-FI CAMERA OVER LOOKING
SUNSET PARK TO BE ABLE TO WATCH THE SUNSET.

Statement of Benefit to the City of Key Colony Beach

OWNERS & RESIDENTS WILL BE ABLE TO BE IN KCB
EVERYWHERE FOR AWAY.

Estimated Cost of Project: _____

Grant Eligible: Yes No Maybe

****Email the completed form to cityclerk@keycolonybeach.net or drop it off at City Hall with the City Clerk.**

For Office Use Only

Submission Date: 11-23-2025

Recreation Committee Meeting: 12-4-2025: Talked - Next Mtg 2-12-26

Recommendation: Defer to the City Commission for Decision

City Commission Meeting: ~~12-18-2025~~ 2-19-2026

City Commission Determination: Approved Denied

Additional Details: _____



Quotation

KCS Technical Solutions
5409 Overseas Hwy, #263,
Marathon, FL
33050
(305) 396-6320

Date: 1/23/2026
Ticket ID: 0009386
Valid until: 2/22/2026
For: City of Key Colony Beach

Wi-Fi at Sunset Park & Camera

KCS Building Systems Division is pleased to provide this proposal for establishing reliable internet connectivity at Sunset Park.

Objective: To provide stable outdoor wireless coverage and surveillance by installing new access points, one camera, and the necessary network infrastructure to support secure and reliable operation.

Scope of Work:

- Install **two (2) access points** to provide Wi-Fi coverage at Sunset Park.
- Install **one (1) camera** for active monitoring and enhanced visibility.
- Install **one (1) firewall** to secure the network.
- Install **one (1) switch** to power and manage connected devices.
- Run and terminate **CAT6 cabling** as required.
- Configure and integrate all equipment into the network.
- Test and verify connectivity, camera operation, and system performance.

Total (excludes taxes & duties) \$2,400.00



Standard Note:

This proposal has been prepared based on the information provided and the site conditions as understood at the time of quoting. Some locations may have uncertain or obstructed cable paths that require additional time, labor, or materials. Should such latent conditions arise, KCS will review them with onsite management and present any necessary changes for approval before proceeding with additional work.

Pricing assumes:

- Cables are routed to the nearest accessible distribution point (IDF or MDF).
- Conduit pathways and penetrations are available and provided by others unless otherwise specified.
- Work is performed from ladders where lifts are not required; lifts to be provided by owner if needed.

This proposal does not include permit fees, electrical work, patching/painting, or any services not specifically listed.

OFFER DOES NOT INCLUDE:

Ongoing management or monitoring services.

Any additional equipment outside of the defined scope (e.g., PCs, antennas, transmitters, receivers, enclosures, or network configuration such as VPN/LAN).

Electrical service or power-related work (including UPS installation).

Low-voltage permit allowances (if required by jurisdiction).

Paint, patching, or finishing of walls/ceilings beyond standard outlet trim.

Terms and Conditions

Prices are valid for 30 days from the Quote Date and do not include applicable Florida sales taxes.

Payment terms require 50% of the total amount due upon acceptance of this proposal, with the remaining 50% due upon equipment delivery or completion of work. This proposal covers only the items and services explicitly listed; any special items, accessories, or additional services not specified are excluded.

KCS Signature:

Accepted By Client:

Date:

COMCAST BUSINESS SERVICE ORDER AGREEMENT

Company Name: City of Key Colony Beach □

Order #: _____

Service Location:
 Address 1 W Ocean Dr
 Address 2 _____
 City Key Colony Beach
 State Florida
 Zip 33051
 Primary Contact Name Silvia Roussin
 Primary Contact Phone 305 289 1212
 Primary Contact Email cityclerk@keycolonybeach.net

Billing Location:
 Address 1 141 12th Street.
 Address 2 _____
 City Key Colony Beach
 State Florida
 Zip 33051
 Billing Contact Name Silvia Roussin
 Billing Contact Phone 305 289 1212
 Billing Contact Email cityclerk@keycolonybeach.net
 Tax Exempt No

Service Term: 36 Months

Equipment(s) and Service(s)	Qty	Monthly Service Charge ¹	Non-Recurring Charge ²
Business Internet			
Business Internet Performance	1	\$ 199.95	
1 Static IP	1	\$ 34.95	
Equipment - Modem	1	\$ 27.95	
Business Internet & Additional Services Sub Total (discounts not included)		\$ 262.85	\$ -
Installation Fees			
Standard Installation Fee	1		\$ 129.95
Total Charges³		\$ 262.85	\$ 129.95

	Monthly Service Charge ¹	Non-Recurring Charge ²
Total Charge for Service Order	\$ 262.85	\$ 129.95

¹ Charges identified in the Service Order Agreement are exclusive of maintenance and repair charges, and applicable federal, state, and local taxes, fees, surcharges and recoupments (however designated).

² Non-Recurring Charges in the Service Order Agreement reflect activation and installation fees for this order. This excludes any custom installation fees.

³ Comcast Business SmartOffice installation fees are not refundable under the 30 day money back guarantee. Any remaining installment payments for the Service are due upon termination.

⁴ Discount per Service (e.g. Business Internet, Business Voice, etc.) based on business offer.

General Special Instructions

AGREEMENT

1. This Comcast Business Service Order Agreement ("Agreement") sets forth the terms and conditions under which Comcast Cable Communications Management, LLC and its operating affiliates ("Comcast") will provide the Services to the above-named customer ("Customer"). This Agreement consists of this document (this "SOA"), the Business Services Customer Terms and Conditions (the "Terms and Conditions"), and any jointly executed amendments ("Amendments") entered under the Agreement. In the event of inconsistency among these documents, the order of precedence will be as follows: (1) Amendments, (2) Terms and Conditions, and (3) this SOA. This Agreement shall commence and become a legally binding agreement upon Customer's execution of the SOA. The Agreement shall terminate as set forth in the Terms and Conditions. The Terms and Conditions are located at <https://business.comcast.com/terms-conditions-smb>. Capitalized terms not otherwise defined in this SOA shall have the meaning ascribed to them in the Terms and Conditions. Use of the Services is also subject to the then-current Acceptable Use Policy for High-Speed Internet Services (the "AUP") located at <https://business.comcast.com/customer-notifications/acceptable-use-policy> (or any successor URL), and the then-current Privacy Statement (the "Privacy Policy") located at <https://business.comcast.com/privacy-statement> (or any successor URL), both of which Comcast may update from time to time.

2. Each Comcast Business Service ("Service") carries a thirty (30) day money back guarantee. If within the first thirty (30) days following installation of a new Service, Customer is not completely satisfied, Customer may cancel the Service and Comcast will issue a refund for the monthly recurring charge paid for the first thirty (30) days of Service, excluding any custom installation fees, voice usage charges, fees, taxes, surcharges and optional service fees. Customer will be charged for any non-refundable fees and other charges. In order to be eligible for the refund, Customer must cancel the new Service within thirty (30) days of installation and return any Comcast-provided equipment in good working order. In no event shall the refund exceed \$500.00. If Customer uses the Service in the first thirty (30) days, Customer will be refunded its subscription fees, but charged the applicable one-time fee. For the avoidance of doubt this money back guarantee does not apply to renewals of an existing Service.

3. Modifications: All modifications to the Agreement, if any, must be captured in a written Amendment, executed by an authorized Comcast Vice President and the Customer. All other attempts to modify the Agreement shall be void and non-binding on Comcast. Customer by signing below, agrees and accepts the Terms and Conditions of this Agreement.

4. Once your service appointment is scheduled, you must provide Comcast with 24-hours' notice if you need to cancel. If you fail to cancel at least 24 hours before your scheduled appointment and miss your appointment, a missed appointment fee will apply unless otherwise prohibited.

CUSTOMER SIGNATURE
By signing below, Customer agrees and accepts the Terms and Conditions of this Agreement. General Terms and Conditions can be found at http://business.comcast.com/terms-conditions/index.aspx
Signature _____
Name _____
Title _____
Date _____

FOR COMCAST USE ONLY
Sales Representative _____
Sales Representative Code _____
Sales Manager Name _____
Sales Manager Approval _____
Division _____
SmartOffice License Number _____



REQUEST FOR NEW RECREATION-RELATED PROJECT

Name of Person or Entity Making Request: Sandy Bachman

Contact Information

Email: Sandy Bachman@gmail.com

Phone: 215-962-3660

Permanent Address: 171 8th

Location/Description of Project (Include any diagrams, drawings, photos, or other explanatory materials.) Golf course -

I miss the putting green!
Can we bring it back?

Statement of Benefit to the City of Key Colony Beach

Nice activity before golf. Maybe
watching golfers will bring more people
to ask about our golf course.
Ask David.

Estimated Cost of Project: _____

Grant Eligible: Yes No Maybe

****Email the completed form to cityclerk@keycolonybeach.net or drop it off at City Hall with the City Clerk.**

For Office Use Only

Submission Date: 2-2-2026

Recreation Committee Meeting: 2-12-2026

Recommendation: "To increase the size of existing green + enhance to function

City Commission Meeting: 2-19-2026 as putting + clipping green."

City Commission Determination: Approved Denied

Additional Details: _____



REQUEST FOR NEW RECREATION-RELATED PROJECT

Name of Person or Entity Making Request: Sandy Bachman

Contact Information

Email: Sandy.Bachman@gmail.com

Phone: 215-962-3460

Permanent Address: 171 8th

Location/Description of Project (Include any diagrams, drawings, photos, or other explanatory materials.) Nets should be added until trees grow -
Golf course - Hole 9 / Clubhouse
Between First Tee & Hole 2 (maybe -)

Statement of Benefit to the City of Key Colony Beach

Prevent random Golf balls from
flying hitting someone.

Estimated Cost of Project: check with Dayplac to cost for
4th hole.

Grant Eligible: Yes No Maybe

***Email the completed form to cityclerk@keycolonybeach.net or drop it off at City Hall with the City Clerk.*

For Office Use Only

Submission Date: 2-2-2026

Recreation Committee Meeting: 2-12-2026

Recommendation: "Improve Safety Measures at the Golf Course"

City Commission Meeting: 2-19-2026

City Commission Determination: Approved Denied

Additional Details: _____



REQUEST FOR NEW RECREATION-RELATED PROJECT

Name of Person or Entity Making Request: Bocce Club - Phil MARCONI

Contact Information

Email: PNM724@aol.com

Phone: 631-514-9327

Permanent Address: 660 12th ST KCB

Location/Description of Project (Include any diagrams, drawings, photos, or other explanatory materials.) Bocce Courts - 7th St. Park

REQUEST TO EXTEND EXISTING PAVERS FROM COURT #1 TO INCLUDE COURTS #2, 3, 4 & 5.

SEE ATTACHED DRAWING (A) AREAS IN ORANGE (IF FUNDS WERE AVAILABLE IT WOULD ALSO BE BENEFICIAL TO PUT PAVERS BETWEEN COURTS #2 AND #3, AND COURT #4 AND SHUFFLE BOARD)

Statement of Benefit to the City of Key Colony Beach

PROJECT WOULD: PROVIDE A SAFER ADA COMPLIANT WALKING AREA TO THE Bocce Courts, SHUFFLE BOARD AND CORNHOLE ACTIVITIES. ELIMINATE THE NEED FOR CITY MAINTENANCE TO MOVE BENCHES EVERY TIME GRASS IS CUT (SEE ATTACHED PHOTO (B))

Estimated Cost of Project: +/- 20,000

Grant Eligible: [] Yes [] No [X] Maybe

**Email the completed form to cityclerk@keycolonybeach.net or drop it off at City Hall with the City Clerk.

For Office Use Only

Submission Date: 01-27-2026

Recreation Committee Meeting: 02-12-2026 - 3:30 PM

Recommendation: "To complete Bocce Court Improvements w/ installation of Pavers"

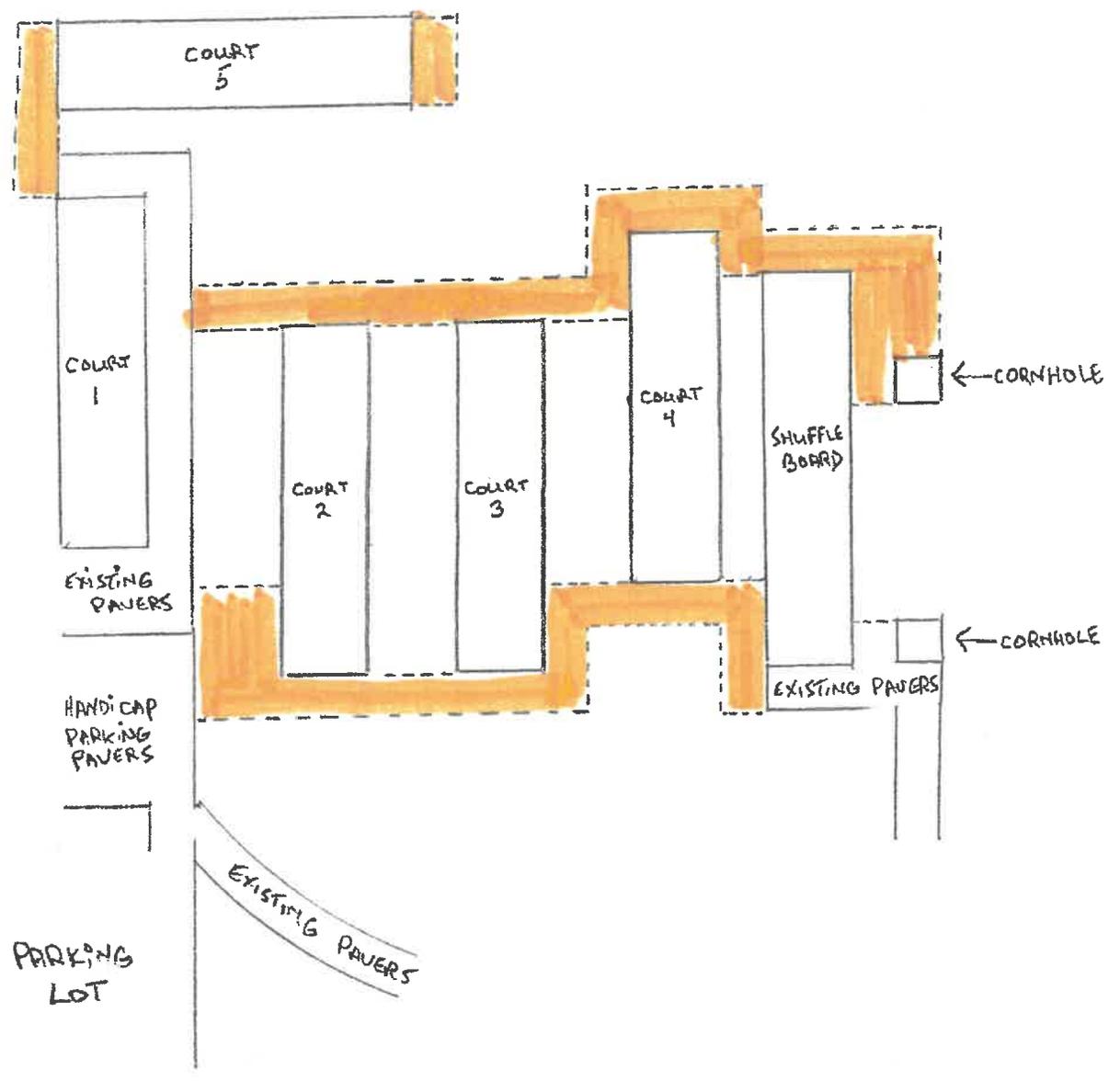
City Commission Meeting: 02-19-2026 - 3:30 PM

City Commission Determination: [] Approved [] Denied

Additional Details:

A

* NOT TO SCALE





City of Key Colony Beach Utility Board – February 17, 2026

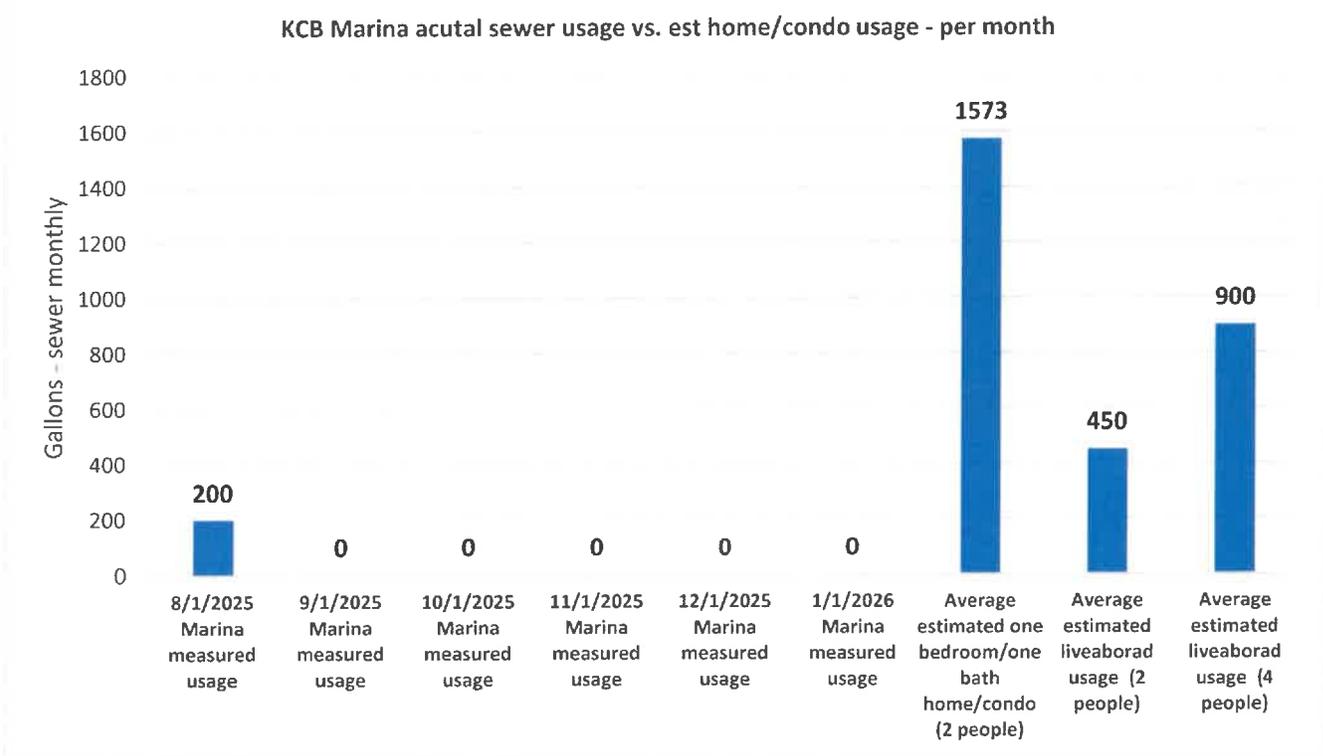
**Recommendation to update Ordinance No. 2025-500 Sewer and Sewage Disposal
Monthly Rates and Charges**

**Review of implementing a monthly sewer charge for the Key Colony Beach Marina
facility:**

Background: Request months ago, to review establishing a monthly sewer charge for the current Marina facility at Key Colony Beach

- **Suggestion and agreement to collect data over several months to determine usage over time for establishing a sewer charge, due to the uncertainty of actual usage.**
- **Data collected for 6 months from the single pump out station that is connected to the Key Colony Beach sewer system.**
 - **Data collected and received monthly for 6 months.**
 - **Data plotted and compared to estimated usage data from research analysis.**
 - **One sewer collection exists on the Southwest side of the Marina property, pump out station located on the North side of the property. No other sewer connections from the Marina.**
 - **Findings:**
 - **Actual data shows limited sewer pump-out volume over 6 months.**
 - **A very high majority of the boats do not use the pump out facility.**
 - **Comparison data collected for Marina monthly sewer fees.**
 - **Estimated water usage from research investigation shows boats use significantly less water usage for sewer needs vs. a home or condominium.**

City of Key Colony Beach Utility Board – February 17, 2026
Recommendation to update Ordinance No. 2025-500 Sewer and Sewage
Disposal Monthly Rates and Charges



City of Key Colony Beach Utility Board – February 17, 2026
Recommendation to update Ordinance No. 2025-500 Sewer and Sewage
Disposal Monthly Rates and Charges

Recommendation:

- **Update the current Ordinance No. 2025-500 to include the Key Colony Beach Marina - one pump out sewer connection for monthly rates and charges:**
- **Section 14-6 Monthly rates and charges:**
 - **Marina pump-out sewer connection(one) \$37.00 (\$148.00) per quarter**

T. Harding 08Fe26

ORDINANCE NO. 2026-509

AN ORDINANCE OF KEY COLONY BEACH, FLORIDA, ADDING SECTION 6-45 SEAWALL CONDITIONS; COMPLIANCE REQUIREMENTS; ENFORCEMENT TO CHAPTER 6 BUILDINGS, ARTICLE II DANGEROUS STRUCTURES; ADDING SECTION 9-13 CONCERNING VIOLATIONS OF SECTION 6-45 FOR BUSINESS TAX RECEIPTS PURPOSES TO CHAPTER 9 BUSINESS TAXES, PERMITS AND BUSINESS REGULATIONS, ARTICLE I IN GENERAL; AMENDING SECTION 9-28 CONCERNING VIOLATIONS OF SECTION 6-45 FOR RESIDENTIAL RENTALS TO CHAPTER 9 BUSINESS TAXES, PERMITS AND BUSINESS REGULATIONS, ARTICLE II RESIDENTIAL RENTALS; PROVIDING FOR CODIFICATION; REPEALING ANY INCONSISTENT PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Key Colony Beach, Florida (the “City”), is a Florida Municipal Corporation with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the City follows its Code of Ordinances to promote safety for all residents and properties; and

WHEREAS, the City has canals and waterfront lots that depend on properly maintained seawalls to keep its residents, visitors, and properties safe and stable; and

WHEREAS, if seawalls deteriorate, are unsafe, fail, or are not properly maintained, the same could lead to flooding, collapse, and damage to properties and their adjoining properties; and

WHEREAS, the City deems it necessary to amend its Code to add language regarding seawalls to ensure they are maintained properly by property owners in the City to ensure the safety of all residents, visitors, and properties.

NOW THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, as follows: (Additions to the Ordinance are underlined; deletions are ~~crossed-out~~.)

Section 1: Recitals

The above recitals are true and correct.

Section 2: Adding Section 6-45 to Chapter 6 of the Code of Ordinances

Sec. 6-45. – Seawall Conditions; Compliance Requirements; Enforcement.

(a) Seawalls as Structures.

Seawalls, bulkheads, revetments, and similar shoreline retaining systems shall be deemed structures for purposes of this Chapter and subject to inspection, regulation, and enforcement by the City.

(b) Notice of Unsafe or Deteriorated Seawall.

Upon determination by the Building Official, City Engineer, or Code Official that a seawall is deteriorated, damaged, failing, or otherwise unsafe, written notice shall be issued to the property owner identifying deficiencies and required corrective actions.

(c) Compliance Timeline.

Recognizing that seawall repair or replacement often requires engineering, permitting, and contractor availability, the following mandatory compliance timeline shall apply unless modified in writing by the Building Official for good cause shown:

1. Within fifteen (15) days of notice:

The property owner shall install temporary safety measures, which may include fencing, warning signage, restricted access, or temporary shoring, sufficient to protect the public, occupants, guests, and adjacent properties.

2. Within sixty (60) days of notice:

The property owner shall retain a Florida-licensed professional engineer to inspect the seawall and submit a written engineering evaluation and repair or replacement plan to the Building Department.

3. Within one hundred twenty (120) days of notice:

The property owner shall submit all required permit applications, including City permits and, if applicable, permits from the Florida Department of Environmental Protection (DEP) and/or the U.S. Army Corps of Engineers.

4. Within twelve (12) months of notice:

All seawall repairs or replacement shall be fully completed and approved by the City.

5. Extensions:

The Building Official may grant reasonable extensions where the owner demonstrates documented progress, active permitting, contractor scheduling, and continued maintenance of safety measures.

(d) Engineering Oversight and Inspections.

1. All seawall repair or replacement plans shall be prepared, signed, and sealed by a Florida-licensed professional engineer.

2. The Building Department shall review all plans prior to permit issuance.

3. Inspections shall be required during and after construction to ensure compliance

with:

- a. Structural safety standards
- b. Hurricane and flood resistance requirements
- c. Drainage and erosion control standards
- d. Applicable City, State, and Federal regulations

(e) Business Tax Receipts and Vacation Rental Licenses.

For properties holding a Vacation Rental License or Business Tax Receipt, failure to comply with this Section 6-45, including failure to submit an engineering plan or adhere to the compliance timeline, shall constitute grounds for the immediate non-refundable revocation and non-renewal of such licenses until full compliance is achieved.

Section 3: Adding Section 9-13 to Chapter 9 of the Code of Ordinances

Sec. 9-13. – Revocation and Non-Renewal of Business Tax Receipts for Failure to Comply with Section 6-45.

If any person or entity conducts activities under a Business Tax Receipt at a property that is in violation of Section 6-45, including failure to submit an engineering plan or adhere to the compliance timeline, such violation shall constitute a violation of this Chapter 9, Article I, and shall further constitute grounds for the immediate and non-refundable revocation or non-renewal of said Business Tax Receipt until full compliance with Section 6-45 is achieved.

Section 4: Amending Section 9-28 of Chapter 9 of the Code of Ordinances

Sec. 9-28. - Violations.

(a) Violations of the provisions of the ordinance from which this article derives shall be punishable by a fine of up to five hundred dollars (\$500.00) per day, and may result in a suspension or revocation of a vacation rental license.

(b) A rental license shall be automatically suspended for nonpayment of a fine after due. Upon payment of the fine, the registration shall be reinstated.

(c) A certificate of completion of a property manager or local contact person may be suspended or revoked upon violation of this article by the actions of the property manager or local contact person.

(d) All holders of rental licenses shall be current on payment of city fees, including, but not limited to stormwater and sewer. Failure to pay when due shall be cause for referral to the code enforcement board, which shall, in addition to other fines and penalties set forth in subsection (a) above, have the power to suspend or revoke the rental license.

(e) Any violation of Section 6-45, including failure to submit an engineering plan or adhere to the compliance timeline, shall constitute a violation of this Chapter 9, Article II, and shall further constitute grounds for the immediate and non-refundable revocation or non-renewal of all registrations and permits hereunder until full compliance with Section 6-45 is achieved.

Section 5: Severability and Conflict

If any portion of this Ordinance is declared by a Court of competent jurisdiction to be invalid or unenforceable, such declaration shall not be deemed to affect the remaining portions of this Ordinance. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6: Inclusion in the Code of Ordinances and Land Development Regulations

The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of the City of Key Colony Beach, Florida, as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the code.

Section 7: Effective Date

This Ordinance shall become effective upon its final adoption by the City of Key Colony Beach, Florida Commission.

FIRST READING by the City of Key Colony Beach City Commission on this 19th day of February 2026.

Mayor Freddie Foster	NO _____	YES _____
Vice-Mayor Doug Colonell	NO _____	YES _____
Commissioner Tom Harding	NO _____	YES _____
Commissioner Tom DiFransico	NO _____	YES _____
Commissioner Kirk Diehl	NO _____	YES _____

SECOND READING AND DULY ADOPTED by the City of Key Colony Beach City Commission on this 19th day of March 2026.

Mayor Freddie Foster	NO _____	YES _____
Vice-Mayor Doug Colonell	NO _____	YES _____
Commissioner Tom Harding	NO _____	YES _____
Commissioner Tom DiFransico	NO _____	YES _____
Commissioner Kirk Diehl	NO _____	YES _____

DULY PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, this 19th day of March 2026.

Freddie Foster, Mayor

Silvia Roussin, City Clerk

Approved as to form and legal sufficiency:

Dirk M. Smits, Esq. B.C.S., City Attorney

ORDINANCE NO. 2026-508

AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA; AMENDING ORDINANCE 2025-497 FUTURE LAND USE POLICY 1.5.1 FOR A SCRIVENOR'S ERROR REGARDING PLAN DENSITIES FOR COMMERCIAL, RESORT, AND PUBLIC BUILDINGS THE INTENSITY SHALL BE AT LEAST 20% OF THE LOT; AND PROVIDING FOR CODIFICATION; REPEALING ANY INCONSISTENT PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3184, Florida Statutes, establishes a process for the adoption of Comprehensive Plans and Plan Amendments, and the City of Key Colony Beach adopted its Comprehensive Plan in 1992; and

WHEREAS, the City Commission desires to amend Ordinance 2025-497 for a scrivener's error in Future Land Use Policy 1.5.1; and

WHEREAS, Florida Statutes require Comprehensive Plans Amendments in areas of critical state concern to be adopted under the State Coordinated Review Process; and

WHEREAS, the City has received and responded to timely comments from certain review agencies which have been granted such authority under Florida Statute 163.3184(3)(b)3; and

WHEREAS, the City Commission held its first public hearing for the Adoption of this Ordinance on February 19th, 2026; and

WHEREAS, the City Commission held its duly advertised second public hearing for the Adoption of this Ordinance on March 19th, 2026.

NOW THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, as follows:

Section 1. The City of Key Colony Beach City Commission hereby adopts Amendments to its Ordinance 2025-497 identified as Exhibit "A" attached, and which are incorporated into the current Comprehensive Plan. A copy of the Comprehensive Plan, as amended, is on file in the office of the City Clerk of Key Colony Beach, Florida.

Section 2. Future Land Use Policy 1.5.1 in the City of Key Colony Beach's Comprehensive Plan shall now read: (Additions to the ordinance are underlined; deletions are ~~crossed out~~.)

- Commercial: Normal range of office and community retail uses at an intensity whereby at least 25 ~~20~~ percent of the lot is pervious and the maximum allowable floor area ratio of three (3 FAR).

- Resort: Hotels, restaurants, beach clubs, and dwelling units that have ocean frontage. Development code design standards shall include a 3 story height limit, a prohibition against view obstructions of the ocean in the side yard setbacks and a 100 foot minimum setback from the mean high water level. The intensity shall be at least ~~25~~ 20 percent of the lot in pervious cover and a maximum allowable floor area ratio of three (3 FAR).
- Public Buildings and Grounds: Municipal, State and Federal uses. The intensity shall be at least ~~25~~ 20 percent of the lot in pervious cover and a maximum allowable floor area ratio of two (2 FAR).

Section 3. The City Clerk is hereby directed to transmit the amendments of the current Comprehensive Plan to the State Land Planning Agency, along with copies to the South Florida Regional Planning Council; Florida Department of Environmental Protection; Florida Department of State, Division of Historic Resources; Florida Department of Transportation; South Florida Water Management District; the Monroe County Planning & Environmental Resources Department; and to any unit of local government which has filed a written request for a copy.

Section 4. All ordinances or parts of ordinances in conflict are hereby repealed.

Section 5. In the event any section, subsection, sentence, clause, phrase or word of this Ordinance shall be held invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining portions.

Section 6. It is the intention of the City Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made part of the City of Key Colony Beach Code of Ordinances, and the sections of this Ordinance may be renumbered to accomplish such intention.

Section 7. The effective date of this plan amendment, if amendment is not timely challenged, shall be 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

FIRST READING by the City of Key Colony Beach City Commission on this 19th day of February, 2026.

Mayor Freddie Foster	NO _____	YES _____
Vice-Mayor Doug Colonell	NO _____	YES _____
Commissioner Tom Harding	NO _____	YES _____
Commissioner Tom DiFransico	NO _____	YES _____
Commissioner Kirk Diehl	NO _____	YES _____

SECOND READING AND DULY ADOPTED by the City of Key Colony Beach City Commission on this 19th day of March, 2026.

Mayor Freddie Foster	NO _____	YES _____
Vice-Mayor Doug Colonell	NO _____	YES _____
Commissioner Tom Harding	NO _____	YES _____
Commissioner Tom DiFransico	NO _____	YES _____
Commissioner Kirk Diehl	NO _____	YES _____

DULY PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, this 19th day of March, 2026.

Freddie Foster, Mayor

Silvia Roussin, City Clerk

Approved as to form and legal sufficiency:

Dirk M. Smits, Esq. B.C.S., City Attorney

EXHIBIT A

ORDINANCE NO. 2025-497

AN ORDINANCE OF THE CITY OF KEY COLONY BEACH, FLORIDA, AMENDING THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE, TRANSPORTATION, HOUSING, INFRASTRUCTURE, COASTAL MANAGEMENT, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, AND CAPITAL IMPROVEMENTS, ELEMENTS OF THE COMPREHENSIVE PLAN; ADDING A PROPERTY RIGHTS ELEMENT AND ACCOMPANYING GOAL, OBJECTIVE AND POLICIES; AS MANDATED BY FLORIDA STATUTES 163.3177; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3184, Florida Statutes, establishes a process for adoption of Comprehensive Plans and Plan Amendments, and the City of Key Colony Beach adopted its Comprehensive Plan in 1992; and

WHEREAS, the City Commission desires to adopt said Amendments to the current Comprehensive Plan to guide and control the future development of the City and to preserve, promote and protect the public's health, safety, and welfare; and

WHEREAS, Florida Statutes, requires Comprehensive Plans Amendments in areas of critical state concern to be adopted under the State Coordinated Review Process; and

WHEREAS, the City Commission deems it necessary to add the following sections within the Coastal Management Element to include: Coastal Storm Areas, Increase Communitywide Resiliency, Reduce Flood Risk in Coastal Areas, and Remove Coastal Property from Flood Zone Designations, Site Development Techniques, Best Practices to Reduce Flood Loss and Claims, Keeping Consistent with Florida Building Code and Floodplain Management Regulations and Coastal Construction Standards in Chapter 161 F.S. and FEMA's Community Rating System; and

WHEREAS, the City Commission deemed it necessary to add language to include the 2024 Vulnerability Assessment and Watershed Management Plans; and

WHEREAS, the Planning & Zoning Committee of Key Colony Beach acting as the Local Planning Agency held its duly advertised public hearing on February 19, 2025, reviewed the proposed Amendments and forwarded its recommendation to the City Commission for transmittal to the State Land Planning Agency; and

WHEREAS, the City Commission has agreed with the recommendations of the Local Planning Agency that the proposed amendments comply with the requirements of Chapter 163, Florida Statutes, and that the proposed amendments are consistent with the Comprehensive Plan; and

WHEREAS, the City Commission held its duly advertised public hearing for the transmittal of the proposed amendments on March 20th, 2025; and

WHEREAS, the City has received and responded to timely comments from certain review agencies which have been granted such authority under Florida Statute 163.3184(3)(b)3; and

WHEREAS, the City Commission held its duly advertised second public hearing for the Adoption of this Ordinance on January 22nd, 2026.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, that:

- Section 1.** The City of Key Colony Beach City Commission hereby adopts Amendments to its current Comprehensive Plan dated July 9, 2015, which Amendments consist of the pages which are identified as Exhibit “A” attached, and which are incorporated into the current Comprehensive Plan. A copy of the Comprehensive Plan, as amended, is on file in the office of the City Clerk of Key Colony Beach, Florida.
- Section 2.** The City Clerk is hereby directed to transmit the amendments of the current Comprehensive Plan to the State Land Planning Agency, along with copies to the South Florida Regional Planning Council; Florida Department of Environmental Protection; Florida Department of State, Division of Historic Resources; Florida Department of Transportation; South Florida Water Management District; the Monroe County Planning & Environmental Resources Department; and to any other unit of local government which has filed a written request for a copy.
- Section 3.** All ordinances or parts of ordinances in conflict are hereby repealed.
- Section 4.** In the event any section, subsection, sentence, clause, phrase or word or this Ordinance shall be held invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining portions.
- Section 5.** It is the intention of the City Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made part of the City of Key Colony Beach Code of Ordinances, and the sections of this Ordinance may be renumbered to accomplish such intention.
- Section 6.** The effective date of this plan amendment, if amendment is not timely challenged, shall be 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a

resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

FIRST READING by the City of Key Colony Beach City Commission this 20th day of March, 2025.

Mayor Freddie Foster	NO _____	YES ___x___
Vice-Mayor Joey Raspe	NO _____	YES ___x___
Commissioner Tom Harding	NO _____	YES ___x___
Commissioner Tom DiFrancisco	NO _____	YES ___x___
Commissioner Doug Colonell	NO _____	YES ___x___

SECOND READING AND DULY ADOPTED by the City of Key Colony Beach City Commission on this 22nd day of January 2026.

Mayor Freddie Foster	NO _____	YES ___x___
Vice-Mayor Doug Colonell	NO _____	YES ___x___
Commissioner Tom Harding	NO _____	YES ___x___
Commissioner Tom DiFrancisco	NO _____	YES ___x___
Commissioner Kirk Diehl	NO _____	YES ___x___

DULY PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, this 22nd day of January 2026.



Silvia Roussin, City Clerk



Freddie Foster, Mayor

Approved as to form and legal sufficiency:



Dirk M. Smits, Esq. B.C.S., City Attorney

City of Key Colony Beach Comprehensive Plan (2025 Edit)



Prepared By:



ERIN L. DEADY, P.A. 



Brian Shea, AICP CFM

In conjunction with:

The City of Key Colony Beach
PO Box 510141 - Key Colony Beach, FL 33051-0141



Adopted Date: February 24, 1992

Amended	Ordinance Number
January 22, 2026	
June 9, 2022	2021-468
July 9, 2015	440-2015
February 26, 2009	406-2009
November 24, 2008	404-2008
July 12, 2007	395-2007

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FUTURE LAND USE

GOAL 1 Protect and enhance the residential, commercial, resort and natural resource areas of Key Colony Beach.

Objective 1.1 Infrastructure

The City shall provide 100 percent public water and sewer service to any new development, and continue to achieve on-site stormwater run-off detention, soil erosion control and floodplain (topography) protection via the most current Land Development Regulations provisions.

Policy 1.1.1 As new development occurs the City, will continue to use the development regulations to require a connection to the sanitary sewer and public water systems.

Policy 1.1.2 The City shall continue to apply the updated flood plain and coastal construction provisions from the City's Land Development Regulations to ensure new development at topographic elevations sufficient to minimize flood impact.

Policy 1.1.3 The City shall review all current development codes to determine any needed refinements relative to on-site drainage, erosion control, open-space, traffic flow and parking lot design standards. This shall include the drainage level of service standard and canal bank reconstruction standards, i.e. to ensure mangrove retention and no new seawalls without proper State and Federal permits.

Policy 1.1.4 The City shall use the development regulations which reflect a concurrency management system, to ensure that no development permit shall be issued unless the public facilities necessitated by the project (in order to meet level of service standards specified in the Transportation, and Infrastructure policies) will be in place concurrent with the impacts of the development or the permit is conditional to assure that they will be in place.

Objective 1.2 Natural Resources

The City shall review and revise the development code as necessary to ensure no loss of waterfront natural resources and environmentally sensitive land as new development occurs, particularly mangroves; supplement with regular County or Department of Environmental Protection testing of bay water quality for greater measurability.

Policy 1.2.1 The City shall review and if necessary revise the appropriate land development regulations to fully preserve the existing natural waterfront, particularly mangroves, beach vegetation, wetlands and significant bottomlands via setbacks, site plan review criteria, landscape requirements and dock or canal bank standards that can be used as development applications are reviewed.

Policy 1.2.2 The City shall supplement this code and development review process with a program to improve bay water quality by eliminating the 7³ storm drain outfalls to facilitate bay flushing.

Objective 1.3 Hurricane Evacuation

The City shall grant no land use plan amendments that would increase land use density and intensity, to ensure that the projected "buildout" hurricane evacuation traffic entering on U.S. 1 will not increase.

Policy 1.3.1 The City shall deny any plan amendments and rezoning requests that would increase population densities on the island in order to avoid further burdens on the hurricane evacuation plan. Vacant parcels will be developed at densities and intensities consistent with the Future Land Use Map and pre-1990 plats.

Objective 1.4 Post Disaster Recovery

The City shall participate in post-disaster planning procedures to guide City actions following a natural disaster.

Policy 1.4.1 The Post Disaster Plan will be maintained by the City Emergency Manager to work with local, state and federal emergency officials, assess damage, review emergency actions, prepare a redevelopment plan, and recommend needed changes to the Strategic Plan and to this Comprehensive Plan.

Policy 1.4.2 The Post Disaster Plan will maintain guidelines for determining priorities for the acquisition of storm-damaged property in hazard-prone areas.

Policy 1.4.3 The Post Disaster Plan will establish principles for repairing, replacing, modifying, or relocating public facilities in hazard-prone areas.

Policy 1.4.4 The City shall act in accordance with its Emergency Management Plan by complying with these policies and will contain step-by-step details for post-disaster recovery operations.

Objective 1.5 Future Land Use Categories

The City of Key Colony Beach shall continue to ensure that all new development is consistent with the Future Land Use Element.

Policy 1.5.1 The following Future Land Use Plan densities, shall be established for the purpose of managing future growth. These land use policies shall govern even if it delays a development project application until the necessary implementing zoning is enacted.

- Single-Family Residential: Up to 7.5 units per acre.
- Two-Family Residential: Up to 8 units per acre.

- Multifamily Residential: Up to 8 units per acre.
- Commercial: Normal range of office and community retail uses at an intensity whereby at least ~~20~~ 25 percent of the lot is pervious and the maximum allowable floor area ratio of three (3 FAR).
- Resort: Hotels, restaurants, beach clubs and dwelling units that have ocean frontage. Development code design standards shall include a 3 story height limit, a prohibition against view obstructions of the ocean in the side yard setbacks and a 100 foot minimum setback from the mean high water level. The intensity shall be at least ~~20~~ 25 percent of the lot in pervious cover and a maximum allowable floor area ratio of three (3 FAR).
- Public Buildings and Grounds: Municipal, State and Federal uses. The intensity shall be at least ~~20~~ 25 percent of the lot in pervious cover and a maximum allowable floor area ratio of two (2 FAR).
- Conservation: Significant wetlands.
- Recreational: Public park and golf course uses.

Policy 1.5.2 On an annual basis, the City shall review, and if necessary revise the Land Development Regulations relative to subdivision control, sign controls, landscaping, ~~vulnerability analysis~~ the City's Vulnerability Analysis completed in 2025, and floodplain protection to assure their compatibility with the intent of this plan.

Policy 1.5.3 The City shall consider further revisions to its regulations that include special buffer requirements for all new resort and commercial development that abuts residential districts.

Objective 1.6 Water and Sewer System Land Needs

The City ~~shall~~ should review the development regulations, on an annual basis, to ensure adequate provision for water and sewer system land requirements.

Policy 1.6.1 The City ~~shall~~ should continue to monitor the zoning provisions to ~~assure~~ ensure adequate provisions for sewer lift stations and other utility land requirements.

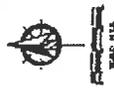
Objective 1.7 Keys Area of Critical State Concern

The City's Comprehensive Plan and Land Development Regulations shall be consistent with the Florida Keys Protection Act; 380.0552 FS.

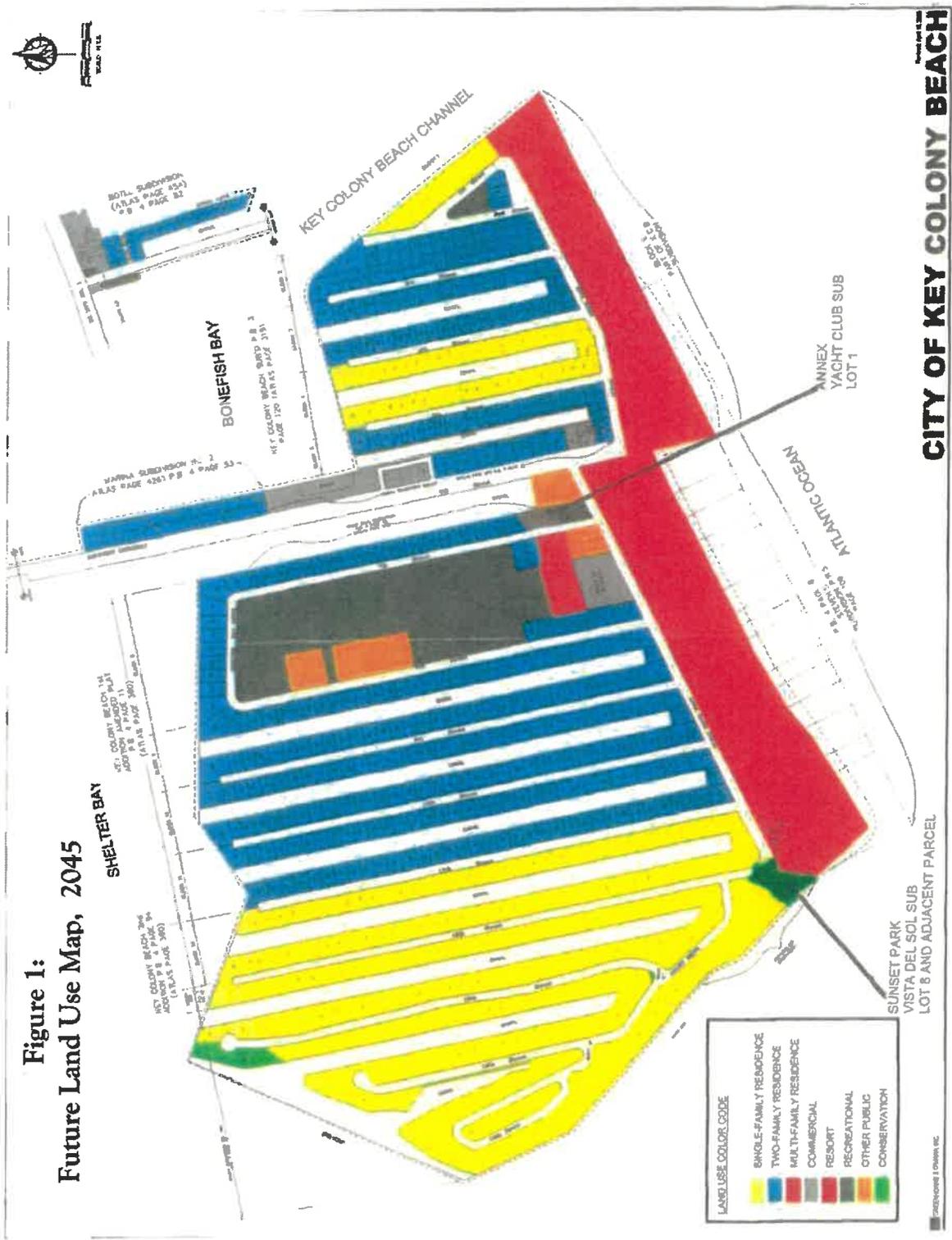
Policy 1.7.1 The elements of the City's Comprehensive Plan shall contain pertinent policies furthering all principles for guiding development in the Florida Keys and specifically in Key Colony Beach (Section 380.0522(7)a-n, FS).

Future Land Use Map

Figure 1 shows the Future Land Use pattern. There are no existing or proposed industrial, agricultural or educational uses. There are no historic properties, water wells, estuaries, rivers, harbors, minerals of commercial value or soils other than urban fill. Figure 1 also shows the ocean and bays; this map is adopted as part of the Future Land Use map series.



**Figure 1:
Future Land Use Map, 2045**



Comprehensive Plan
City of Key Colony Beach, Florida
Future Land Use Element

TRANSPORTATION

GOAL 1 To maintain a transportation system that meets the circulation needs of Key Colony Beach in a safe and efficient manner but does not adversely impact residential streets.

Objective 1.1 Motorized Transportation System

Maintain the existing efficient and convenient street system as shown in Figure 2 with no changes to its basic configuration but improve safety where necessary.

Policy 1.1.1 Maintain at least the following peak hour Level of Service standards:

- Arterials and collectors – “C”

Policy 1.1.2 Continue to use the development plan review process to control roadway access points, on-site traffic flow and on-site parking, including requiring bike racks under certain conditions.

Policy 1.1.3 The City shall coordinate transportation planning with the County and State to assure that Sadowski Causeway remains two lanes, and has a structurally sound bridge.

Objective 1.2 Land Use Plan Implications

Achieve coordination between this element and the Future Land Use Plan by approving no land use plan or zoning amendments that increase the permitted density/intensity of use.

Policy 1.2.1 By not approving land use density/intensity increases, the City will assure adequacy of its existing roadway system.

Objective 1.3 Right-of-way Protection

The City shall continue to review the development regulations to ensure the ability to protect existing and future street rights-of-way from new development that would increase the cost of street improvements. (Ordinance No. 382 Amended Code about City costs to protect right of way.)

Policy 1.3.1 Use the development review process to protect existing (rights-of-way through setback requirements.

Objective 1.4 Bikeway or Non-motorized Transportation

Achieve preservation of the existing path system, thereby providing safe, convenient non-motorized circulation.

Policy 1.4.1 Maintain the existing path system on the Sadowski Causeway and Ocean Drive.

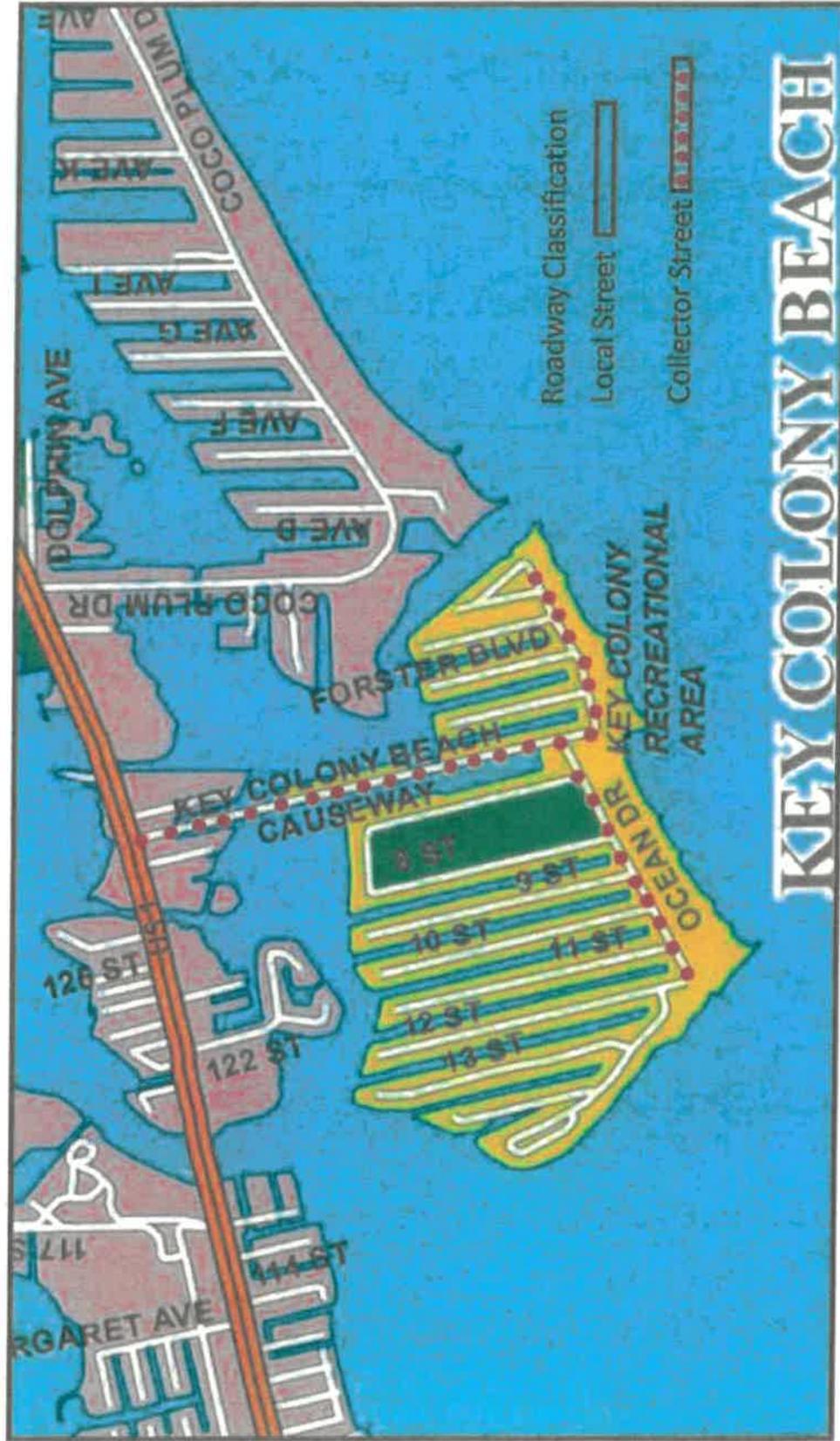
Objective 1.5 Hurricane Evacuation Plan

Upon adoption of the Plan, the City shall adopt a Hurricane Evacuation Plan, and coordinate with the Monroe County Emergency Management Department to maintain or reduce hurricane evacuation times.

Policy 1.5.1 The City shall periodically update the its Emergency Evacuation Assistance Program to provide notice and transportation to citizens who require evacuation assistance.

Policy 1.5.2 Continue to review annually hurricane evacuation plans for the City as presented in the Monroe County Comprehensive Plan and notify residents of any changes.

Figure 2: Future Transportation Map, 2045



HOUSING

GOAL 1 To enhance the availability of sound and affordable housing stock for all residents of Key Colony Beach.

Objective 1.1 New Construction

The City shall encourage the private sector to provide additional units that are diversified in terms of design and affordability.

Policy 1.1.1 The City shall continue to provide the framework for a housing program that encourages the creation and preservation of affordable housing for all current and anticipated future residents of the City.

Policy 1.1.2 The City shall continue to have a full-time Building Official thereby assuring a prompt and professional development permitting process.

Policy 1.1.3 The Building Official, Planning and Zoning Committee and City Commission shall continue to use the Land Development Regulations of the City code to assure exterior architectural design of new construction that is compatible with the neighborhood.

Policy 1.1.4 Lowest habitable floor elevations shall comply with all applicable FEMA Floodplain Regulations and Guidelines.

Objective 1.2 Low and Moderate Income Housing

The City shall continue to provide for and promote low- and moderate-income housing.

Policy 1.2.1 Through the comprehensive planning process and the Land Development Regulations, a streamlined permitting process will be established, providing for efficient review with minimal delays and costs for affordable housing.

Policy 1.2.2 Continue to utilize the zoning map and non-conforming lot policy to provide vacant land for relatively high-density duplex and multifamily housing that is adequately served by public water and sewers.

Policy 1.2.3 Any developer constructing a new project that creates 25 per cent or more permanent jobs shall be required to provide housing within the City (or in Marathon) no later than 6 months after the new project receives its certificate of occupancy; said housing shall accommodate at least 25 per cent of the permanent employees and shall cost no more than one-third of the household income of those employees whose income is less than 120 of the median for Monroe County as determined by the Florida Statistical Abstract. This shall also include City

initiatives to help the developer secure any available Federal, State or County subsidies, including Section 8 rental subsidy certificates.

- Policy 1.2.4 The City shall explore available programs in Monroe County and through the Florida Department of Commerce and other state agencies to mitigate the affordable housing shortage.

Objective 1.3 Group Homes

The City shall enforce the Land Development Regulations which continue to provide the ability to accommodate group homes and foster care facilities in residential districts through zoning policies.

- Policy 1.3.1 The City's development regulations shall continue to permit group homes and foster care facilities through zoning policy; the provisions shall reflect State Law, *i.e.* 6 or less clients in single-family district units which must be at least 1,000 feet apart and 14 or less clients in multifamily district units at least 1,200 feet apart.

Objective 1.4 Conservation

The City shall continue to enforce the Buildings chapter of the City code to maintain a structurally sound housing stock; measurability shall be no substandard units.

- Policy 1.4.1 The City shall promote maintenance of the existing housing stock by continued code enforcement, required demolition of deteriorated structures that are beyond repair (using the Standard Unsafe Building Code), and providing guidance in obtaining rehabilitation assistance for qualified residents.
- Policy 1.4.2 The City Building Department shall identify substandard housing units, as defined by Florida Statutes, and shall contact owners of substandard units in order to communicate necessary corrective actions and inform owners of available federal, state and local housing assistance programs.

Objective 1.5 Housing Coordination and Implementation

The City Commission shall serve as the body to coordinate and achieve housing policy implementation; measurability is dependent upon the private sector.

- Policy 1.5.1 The City Commission shall maintain formal communications (mailing list) with appropriate private and non-profit housing agencies to assure that adequate information on City housing policies flows to housing providers.
- Policy 1.5.2 The City shall continue working with the County and its Affordable Housing Task Force and the South Florida Regional Planning Council on a Countywide Affordable Housing Strategy and Plan via intergovernmental coordination.

Policy 1.5.3 The City shall appoint a contact person to work with Monroe County, Monroe County’s SHIP Program and the Middle Keys Community Land Trust to identify parcels on which affordable housing can be constructed within or near the City.

Objective 1.6 Affordable Housing

The City shall continue to eliminate substandard housing and blighted areas, and shall continue to improve structural and aesthetic housing conditions.

Policy 1.6.1. The City shall develop an affordable housing strategic plan or participate in a Regional Strategic Plan that includes specific indicators and benchmarks for measuring success in achieving affordable housing.

Policy 1.6.2 The City shall seek the use of federal, state, and county housing financial support programs as a means of providing housing opportunities for very low, low, and moderate income persons and families, where appropriate.

Policy 1.6.3 The City shall commit to Countywide and municipal efforts to identify and promote infill sites appropriate for affordable housing.

INFRASTRUCTURE

GOAL 1 To provide and maintain the public infrastructure in a manner that will ensure public health, safety and quality of life for Key Colony Beach.

Objective 1.1 Current Deficiencies and Future Needs; County

The City shall continue its program of curbside separation of solid waste and in other ways cooperate with the County in its projected infrastructure deficiencies.

Policy 1.1.1 City officials shall work with the County to help achieve its goal of recycling 30 percent of all solid waste, by initiating curbside separation (assuming the County initiates its part of the program) thereby assisting its landfill capacity problem.

Policy 1.1.2 In accordance with Section 163.3180(2) (a), F.S., the City shall determine whether there will be adequate water supplies to serve the new development prior to approval of a building permit or its functional equivalent. This determination will be based on water capacity availability from the Florida Keys Aqueduct Authority (FKAA). All development is subject to the City's Concurrency Management system. The City shall track current water demand and outstanding commitments in order to determine the availability of an adequate water supply for proposed developments. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Policy 1.1.3 The City shall continue to enforce its code provisions that, a) require proof of water availability at time of building permit, b) water conservation plumbing and fixtures and c) emergency water conservation (when necessary) in order to assist the County during its potential water capacity deficiency period.

Objective 1.2 Future Needs; City Drainage

Contingent upon available funding, by ~~2045~~ 2032, the City shall eliminate the ~~7~~ 3 remaining direct storm drain outfalls into the canals.

Policy 1.2.1 Based on the cost projections set forth in the stormwater management plan, the City shall amend the Capital Improvements Schedule to provide any additional funding as necessary to eliminate the 3 stormwater outfalls and provide an alternative disposal method by ~~2045~~ 2032 that eliminates untreated stormwater discharge to surface waters.

Policy 1.2.2 The City shall consider by 2028 the recommendations of the 2025 Vulnerability Assessment and Watershed Management Plans projected to be completed in 2026 to determine additional stormwater management and flooding improvement needs to develop future capital improvements projects to address increasing flooding impacts.

Objective 1.3 Level of Service

The City shall provide an adequate level of service during the planning period; see below policies for measurable standards.

- Policy 1.3.1 Sanitary Sewer: The City sanitary sewer collection and treatment system shall accommodate an average daily flow of at least 115 gallons per household per day, recognizing that the peak winter season population is twice the permanent or summer population.
- Policy 1.3.2 Solid Waste: The County collection and disposal system shall be able to accommodate 6 pounds per person per day and accommodate projected landfill needs.
- Policy 1.3.3 Drainage: All new development shall detain on-site, the first 1.5 inches of runoff (except ¾ inch if vegetated swales are used) from a 3-day storm that statistically occurs once in 25 years. Existing non-structural systems (swales) shall accommodate the first 1 inch.
- Policy 1.3.4 Potable Water: The FKAA water distribution system shall provide 127.08 gallons per person per day average and (158.86 peak day). See also Intergovernmental Policy 1.2.1.

Objective 1.4 Water Conservation

Recognizing that the City is located in an area that the South Florida Water Management District (SFWMD) identifies as a “priority water resource caution area”, the City shall strive to lower its per capita usage of potable water below 127 gallons per capita per day (gpcpd) and will continue to work together with the FKAA and the SFWMD to reduce demand within the City for potable water.

- Policy 1.4.1 The City shall strive to reduce its level of service (LOS) standards for potable water from 127.08 to 117.22 gpcpd by the year 2026.
- Policy 1.4.2 The City will promote water conservation through the enforcement of the Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots and similar devices in all new construction and renovations and will comply with the South Florida Water Management District water use restrictions.
- Policy 1.4.3 The City shall inform residents and businesses of, and shall encourage their participation in, the County’s water conservation programs. These informational and educational programs shall include the following types of efforts:
 - a. brochures and signage to be made available at City Hall;

- b. pursuing funding through SFWMD Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,
- c. inviting speakers for forums or workshops at City Hall.

Policy 1.4.4 The City shall adopt an Ordinance by 2028 which requires the use of water-efficient landscaping in all new development and redevelopment, and require functioning rain-sensor devices on all automatic irrigation systems on both new and existing systems. Other provisions shall include: 1) at least 50 percent of all required landscaping shall use native (or similar) or Florida friendly plant materials to reduce water consumption, 2) the list in the code shall be based upon the County Comprehensive Plan or FDOT list of plant materials not more than 25 percent of any lot shall be placed in lawn grass requiring irrigation, and 3) the landscaping section shall include an irrigation section mandating zones, etc.

Policy 1.4.5 The City will continue to cooperate with the FKAA and the SFWMD in its efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.

Policy 1.4.6 The City will continue to cooperate with the SFWMD’s Year Round Irrigation Conservation Measure which limits irrigation to two days per week (based on address) between the hours of 12 a.m. to 10 a.m. AND/OR 4 p.m. to 11:59 p.m. with some exceptions, as may be revised. The City will implement these standards through its own local ordinance (Ord. 2021-465).

Policy 1.4.7 The City shall coordinate local water conservation education efforts with the SFWMD, the FKAA, and the Monroe County School Board.

Policy 1.4.8 The City will encourage the use of low impact development techniques (such as the Florida Water StarSM program, which is a point based, new home certification program for water-efficient developments, similar to the federal Energy Star program).

Policy 1.4.9 The City shall develop a leak detection and repair program for all City facilities by the end of 2030. It shall also encourage its citizens to adopt such a program for their own individual properties.

Objective 1.5 County Infrastructure Coordination

The City will strive to have a city resident or businessperson appointed to the Florida Keys Aqueduct Authority Board.

Policy 1.5.1 If such an appointment can be achieved, the board member could directly address the capacity problems facing the City and County.

Objective 1.6 Water Supply Facilities Work Plan

The City shall adopt a Water Supply Facilities Work Plan Update in support of the SFWMD's Lower East Coast Water Supply Plan Update and the FKAA 20-Year Water System Capital Improvements Master Plan.

- Policy 1.6.1 The City hereby adopts by reference the Water Supply Facilities Work Plan (Work Plan) for the FKAA, dated 2022, for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply Facilities and requirements needed to serve current and future development within the City's water service area. The City shall review and update the Work Plan at least every 5 years, within 18 months after the Governing Board of the water management district approves an updated regional water supply plan. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between the Potable Water Sub-Element and the Capital Improvements Element.
- Policy 1.6.2 The adopted Work Plan shall be updated within 18 months following the approval of a Regional Water Supply Plan or its update.

COASTAL MANAGEMENT

Goal 1 To conserve, manage and use the environmental and man-made uses in the coastal area of Key Colony Beach.

Objective 1.1 Mangroves; The City's Prime Natural Resource

The City shall strive to prevent loss of mangroves bordering its bays and canals. .

Policy 1.1.1 The City shall enforce land development provisions that require protection of mangroves as docks or other development occurs, including T-docks constructed over the mangroves; assure conformance with DEP requirements.

Policy 1.1.2 The City shall preserve the City-owned mangroves along the Causeway public right-of-way and in the conservation area at the end of 13th Street.

Objective 1.2 Protection of Water Quality in the Bays

The City shall achieve a net improvement in the environmental quality of Shelter and Bonefish Bays using the DEP water samples as a benchmark.

Policy 1.2.1 Based on the cost projections set forth in the stormwater management plan, the City shall amend the Capital Improvements Schedule to provide any additional funding as necessary to eliminate the remaining stormwater outfalls by ~~2045~~ 2032 and provide an alternative disposal method that eliminates untreated stormwater discharge to surface waters.

Policy 1.2.2 The City shall ~~amend~~ enforce its seawall code provisions to require that substandard seawall replacement must meet the requirements of the State of Florida Department of Environmental Protection and U.S. Army Corps of Engineers.

Objective 1.3 Water Dependent Uses

Achieve development code priority for well-designed water-dependent and water-related uses in the Resort district and thereby also assure continuation of this economic base.

Policy 1.3.1 The revised zoning provisions of the code shall give priority to water-related uses (by special exception techniques) in the Resort District and similar incentives for water-dependent and water-related uses in any Commercial property with a waterfront location. Uses receiving priority shall include hotels, restaurants, beach clubs, marinas and boat service uses.

- No new docking facility shall be located in water of less than 4 feet below mean low water or directly over any grass bed (excluding grass beds in man-made canals), reef, or patch reef except for a main access walkway necessary

to reach vessels docked in waters of said depth; the purpose is to allow for a minimum clearance of one foot between the deepest draft and the bottom.

- When applying for docking facilities, applicants shall be encouraged to use coordinated permit review procedures.
- Marinas (new or expanded) shall provide sewage pump-out facilities, fuel spill plans, a water quality monitoring program, a manatee protection plan and a hurricane contingency plan. The special exception review process shall assess public availability and need.

Objective 1.4 Beaches and Dunes

Achieve development code regulations that protect the existing beaches from adverse construction impacts, require dune nourishment and continue ocean-front construction setback lines.

Policy 1.4.1 The development regulations shall retain the 100-foot minimum ocean-front setback requirement from the mean high-water line.

Policy 1.4.2 The development regulations shall be amended to require dune vegetation planting in conjunction with any beach-front construction or development.

Objective 1.5 Shoreline Public Access

Preserve the existing public shoreline access points for the residents.

Policy 1.5.1 The City shall preserve public viewing or scenic access to Vaca Cut and the Ocean at the 13th Street conservation area, to Shelter and Bonefish Bays via the Sadowski Causeway and the canal behind City Hall.

Objective 1.6 Shoreline Setbacks

New principal structures shall be set back a minimum as follows:

- a. *Along the ocean, 100' from Mean High Water (MHW);*
- b. *Along Vaca Cut, 50' from MHW;*
- c. *Along manmade canals, twenty (20) feet from the MHW line.*

Policy 1.6.1 New, permissible accessory structures within the shoreline setback other than docks, utility pilings, seawalls, retaining walls, riprap, walkways, and water observation platforms must maintain:

- a. A minimum of 20' as measured from the mean high water (MHW) line on Vaca Cut, 100' from MHW on the Ocean and 10' from MHW on canals, except dockside shelters maximum set back 3 feet from rear property line. No

development shall occur between the MHW line and the 20' setback line on Vaca Cut and the 100' setback line on the Ocean.

- b. ~~In no event shall the total, combined area of accessory structures within the shoreline setback occupy more than thirty (30) percent within the principal-use shoreline setback on Vaca Cut and sixty (60) percent within the principal-use shoreline setback on manmade canals.~~ The total combined area of accessory structures within the shoreline setback may only occupy 30 percent of the principal shoreline setback on Vaca Cut excluding the first 20 feet from MHW, and 60 percent of the principal shoreline setback along manmade canals including the first 10 feet from MHW except for pools and spas.

Policy 1.6.2 Redevelopment which is the result of a natural disaster may be reconstructed in the original footprint provided the lot can comply with the stormwater standards in the plan. In the event of a natural disaster, structures that are nonconforming as to density or as to height may rebuild provided that the number of units are not increased. Voluntary redevelopment which constitutes a “substantial improvement” must comply with the new setback standards.

Policy 1.6.3 Pollutant sources may not discharge directly into surface waters. Where no runoff control structures are present, berms and vegetation shall be used to control runoff. Native vegetation shall not be removed to install berms or runoff control structures.

Goal 2 To minimize human and property loss due to hurricanes.

Objective 2.1 Coastal High-Hazard Area Infrastructure

There shall be no City expenditures for infrastructure in the City (coastal high-hazard area) that would subsidize development.

Policy 2.1.1 The City’s capital improvement schedule shall not include 1) any additional infrastructure in the V zone as shown on the most current Floodplain Map or 2) infrastructure elsewhere in the City that would prompt Land use Plan or zoning map amendments to achieve more intensive development.

Policy 2.1.2 The limitations under policy 2.1.1 do not preclude the City’s continuing program of sewer line rehabilitation or the Florida Keys Aqueduct Authority’s distribution line replacement elsewhere on the island in order to provide adequate future infrastructure to serve the Future Land Use Plan development pattern.

Objective 2.2 Coastal Land Use Intensity

The City shall not grant any land use plan or zoning amendments that would increase land use density or intensity on the island in order to direct development away from the coastal high-hazard area.

Policy 2.2.1 The City shall not approve any land use plan/zoning density or intensity increases over and above what is permitted by the Future Land Use map.

Policy 2.2.2 Lowest habitable floor elevations shall comply with all applicable FEMA Floodplain Regulations and Guidelines.

Objective 2.3: Coastal Storm Areas

In the Coastal Storm Area and areas inundated by a Category 2 hurricane as depicted by the SLOSH model, the City shall make all efforts to reduce or eliminate the exposure of human life and property to natural hazards.

Policy 2.3.1 As updates are made to the City's comprehensive plan, flood policy will be dispersed throughout its plan elements as appropriate.

Policy 2.3.2 The City shall continue flood inspections which are used to prioritize various drainage projects being designed for construction improvements.

Policy 2.3.3 The City shall encourage the design and construction of Capital Improvement Projects that require the use of proven methods in the design of drainage systems that will provide flood protection, add water quality improvements to the system, and to reduce pollution found in stormwater runoff.

Policy 2.3.4 The City shall continue to consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space

Policy 2.3.5 If feasible, no public buildings shall be constructed within the 100-year flood zone with the exception of minor structures including public restrooms and picnic shelters which are customarily provided to support recreation and open space activities, and pedestrian access facilities.

Objective 2.4 Hurricane Evacuation

In the event of a pending major hurricane (Category 3-5) the City of Key Colony Beach shall implement the following staged/phased evacuation procedures to achieve and maintain an overall 24-hour hurricane evacuation clearance time for the resident population.

1. Approximately 48 hours in advance of tropical storm winds, a mandatory evacuation of non-residents, visitors, recreational vehicles (RVs), travel trailers, live-aboards (transient and non-transient), and military personnel from the Keys shall be initiated. State parks and campgrounds should be closed at this time or sooner and entry into the Florida Keys by non-residents should be strictly limited.

2. Approximately 36 hours in advance of tropical storm winds a mandatory evacuation of mobile home residents, special needs residents, and hospital and nursing home patients from the Keys shall be initiated.
3. Approximately 30 hours in advance of tropical storm winds, a mandatory phased evacuation of permanent residents, by evacuation zone (described below) shall be initiated. Existing evacuation zones are as follows:

Zone 1-Key West, Stock Island, and Key Haven to Boca Chica Channel Bridge (MM 1-6) Zone 2-Boca Chica Channel Bridge to west end of 7-mile Bridge (MM 6-40)

Zone 3-West end of 7-mile Bridge to west end of Long Key Bridge (MM 40-63)

Zone 4-West end of Long Key Bridge to CR905 and CR905A intersection (MM 63-106.5)

Zone 5-CR905A to and including Ocean Reef (MM 106.5-126.5)

The actual sequence of the evacuation by zones will vary depending on the individual storm. The concepts embodied in this staged evacuation procedure should be embodied in the appropriate city and county operational management plans.

- Policy 2.4.1 The City shall continue to cooperate (by permitting, traffic control, etc.) with the County in order to avoid possible hurricane damage to the Causeway facilities thereby inhibiting evacuation.
- Policy 2.4.2 The City will continue its annual public information program whereby residents are informed of hurricane preparedness measures.
- Policy 2.4.3 The City shall request all residents and visitors to start evacuations immediately once an evacuation order has been given.

Objective 2.5 Post-Disaster Redevelopment

Continue to refine the City's post-disaster redevelopment plan to reduce exposure to natural hazards.

- Policy 2.5.1 The City's disaster assessment, clean-up and repair plan shall be reviewed and amended annually to achieve conformance with the County's plan. Special attention shall be devoted to the Building Inspector's permitting process to distinguish between minor and major repairs, require demolition or nuisance removal, etc.

Objective 2.6 Hurricane Damage Avoidance

The City shall retain its controls on coastal construction and floodplain construction and add dune nourishment provisions in order to reduce storm hazards.

Policy 2.6.1 Using the Monroe County Peacetime Emergency Plan and the County Comprehensive Plan as background, the City's Coastal Code, Building Code, floodplain provisions, and proposed dune controls shall be reviewed and revised as necessary to assure provisions that require a 100 foot ocean setback, and vegetated dunes for new beachfront construction, meet the requirements of the State Coastal Zone Protection Act including structural standards, etc.

Note: There are no estuaries or deep-water ports within Key Colony Beach or any "resource protection plans" impacting the City.

Goal 3 **The City shall enhance efforts to prepare, adapt, mitigate and manage climate change impacts to achieve a resilient community.**

Objective 3.1 Increasing communitywide resiliency

Increase adaptability and resiliency to climate change impacts by developing a 2024 Vulnerability Assessment including strategies that address coastal flooding, tidal events, storm surge, flash floods, storm water runoff, saltwater intrusion and other impacts related to or exacerbated by sea level rise, changing precipitation patterns, temperature increases, and other climate change factors.

Policy 3.1.1 The City shall utilize its Vulnerability Assessment, completed in 2025. ~~Vulnerability Assessment within one (1) year of its completion.~~

Policy 3.1.2 The City shall seek funding for adaptation projects and partnerships with other local governments related to the adaptation of critical infrastructure prioritized in its Vulnerability Assessment, the County's Vulnerability Assessment, and the Watershed Management Plan scheduled to be completed in 2026. ~~The 2025 Vulnerability Assessment shall be a resource upon which to base new principles, strategies, and engineering solutions to reduce future flood risk of existing and future development including for the design of new infrastructure projects.~~

Objective 3.2 Reducing flood risk in coastal areas

Include development and redevelopment principles, strategies, and engineering solutions into development and infrastructure decisions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

Policy 3.2.1 The ~~2024~~ 2025 Vulnerability Assessment shall be a resource upon which to base

new principles, strategies, and engineering solutions to reduce future flood risk of existing and future development including for the design of new infrastructure projects.

- Policy 3.2.2 Analyze and determine whether to build, modify, adapt or relocate public infrastructure to allow for adaptation, strategic managed retreat or relocation from areas at risk to sea level rise.
- Policy 3.2.3 The City shall regularly assess and plan for public infrastructure, facilities and utilities as required by the Capital Improvements Element, including the impacts of potential intensifying floods and sea level rise, and account for those impacts in engineering design criteria for projects where necessary.
- Policy 3.2.4 Phase projects, including but not limited to, shorelines, backflow prevention devices, in-line check valves and other strategies based on the existing conditions, year of projected impacts and economies of scale to minimize commercial and residential disruption from future flooding.
- Policy 3.2.5 Within **three (3) years** of completion of the ~~2024~~ **2025** Vulnerability Assessment, the City shall determine if updated or multiple levels of service are needed for infrastructure other than stormwater management. Consideration of levels of service may include current and future flood inundation and the ability to deliver established levels of service under those conditions.

Objective 3.3 Remove coastal property from flood zone designations

Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

- Policy 3.3.1 Develop and adopt Land Development Regulations provisions specific to vulnerable areas that include best-practice development that prioritizes the natural environment and habitats, and that includes strategies for protection, accommodation, managed retreat, and avoidance of flooding impacts.
- Policy 3.3.2 Encourage the use of pervious materials for landscaping and driveways.
- Policy 3.3.3 The City will continue to require the use of erosion and sediment control during construction and project development activities.
- Policy 3.3.4 Actively seek funding for the implementation of projects and capital improvements in vulnerable areas associated adaptation strategies from sources such Federal and State grants and technical expertise assistance (in-kind); local storm water utility enterprise funds; Capital Improvement Plan prioritization; public/private

partnerships; and other sources.

Policy 3.3.5 The floodplain administrator/building official shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities, new construction, and substantial improvements shall be designed and constructed with methods, practices and materials, that minimize flood damage.

Objective 3.4 Site development techniques and best practices to reduce flood loss and claims

Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

Policy 3.4.1 Develop and update land development techniques and best practices for coastal real property in flood zone designations established by the Federal Emergency Management Agency and outlined in FEMA Guidelines and the Florida Building Code. Such standards may include, but are not limited to, structural and nonstructural techniques such as low impact development and green infrastructure strategies that will enhance water quality treatment while also providing flood mitigation benefits. Best practices include flood mitigation strategies including design of elements on structures, such as electrical components, and modification of infrastructure (including utilities) and the City shall consider impacts to adjacent properties, historic properties, and infrastructure projects.

Policy 3.4.2 The City shall continue to support the reduction of flood insurance premiums for City residents through the following actions:

1. Supporting programs and outreach which educate residents on the benefits of flood insurance, and their flood risk associated with high tide events, storm surge, flash floods, stormwater runoff, and the sea level rise;
2. Reviewing, developing, and enhancing standards and programs to mitigate increasing flood;
3. Coordinating with relevant stakeholders to secure access to technical assistance and support for these initiatives;
4. Participating in the Local Mitigation Strategy update process and development of local mitigation project lists.

Policy 3.4.3 All lowest habitable floor elevations shall comply with all applicable FEMA Floodplain Regulations and Guidelines. The City shall implement freeboard requirements consistent with or exceeding the Florida Building Code.

Policy 3.4.4 The City shall continue to work with local, state and federal partners to target repetitive loss properties for possible acquisition or mitigation of flood hazard through hard and soft structural, and non-structural adaptation strategies including

elevating existing structures.

Policy 3.4.5 Where possible the City will consider the acquisition of severe repetitive loss properties, which have sustained repeated flood losses for use as public open space.

Objective 3.5 Consistency with Florida Building Code and floodplain management regulations

Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy 3.5.1 Within **three (3)** years of completion of the Vulnerability Assessment, the City shall review and update its Floodplain Management and Landscape Code sections incorporating data where appropriate.

Policy 3.5.2 The City's Land Development Regulations shall continue to be consistent with or more stringent than the requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R., Part 60.

Objective 3.6 Consistency with coastal construction standards in Chapter 161, Florida Statutes

Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with Chapter 161.

Policy 3.6.1 Continue to enforce the rules and regulations pertaining to the Department of Environmental Protection "Coastal Construction Control Line" and "Erosion Control Line" programs in the Land Development Regulations.

Policy 3.6.2 Continue established and ongoing programs that regulate coastal construction practices and contribute to the resilience of the built environment.

Objective 3.7 FEMA's Community Rating System

The City shall continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

Policy 3.7.1 Link future cycles of Community Rating System scoring with completion of its 2024 **2025** Vulnerability Assessment and Watershed Management Plan (**scheduled to be completed in 2026**) to incorporate sea level rise projections as outlined by FEMA in the most recent version of the National Flood Insurance Program Community Rating System Coordinator's Manual.

Policy 3.7.2 Coordinate climate, vulnerability, sustainability and resiliency activities with Community Rating System cycles to enhance and maximize community outreach

activities and result in reductions in flood risk and insurance premiums for residents and businesses.

CONSERVATION

Goal 1 To preserve and enhance the significant natural features in Key Colony Beach.

Objective 1.1 Air Quality

The City shall maintain its high air quality.

Policy 1.1.1 The City shall maintain the current permitted land use density-intensity pattern thereby assuring congestion-free roadways.

Objective 1.2 Water Pollution

Through the Land Development Regulations and Capital projects, the City shall reduce City-generated pollution of surrounding marine waters and fisheries; see also Coastal Management Objective 1.2. See policies for measurability.

Policy 1.2.1 Based on the cost projections set forth in the stormwater management plan, the City shall amend the Capital Improvements Schedule to provide any additional funding as necessary to eliminate the 3 stormwater outfalls.

Policy 1.2.2 As a part of the development review process, the City shall continue to require on-site detention of stormwater runoff.

Policy 1.2.3 The City shall enforce the stormwater management code provisions based upon the County's regulations.

Policy 1.2.4 The City shall review and revise its development code, as necessary, to ensure adequate controls over the disposal of hazardous waste which in the case of Key Colony Beach is almost entirely household products.

Policy 1.2.5 The City shall also assist the County in publicizing its amnesty days and distributing the booklet that explains the County's hazardous waste collection and disposal program.

Objective 1.3 Vegetation and Soil Resources/Endangered Wading Birds

The City shall strive to prevent the loss of the 41,000 lineal feet of mangroves.

Policy 1.3.1 The City shall review all development permit applications in the context of the mangrove protection policies of the City and State DEP.

Policy 1.3.2 Through the Future Land Use map, the City shall assure continuation of the Conservation area at the end of 13th Street.

Policy 1.3.3 The City shall contact the County Growth Management Divisions' Environmental Office if any adverse impact is observed relative to the seagrass beds in adjacent bay waters.

Objective 1.4 Wildlife and Marine Resources

The City shall strive to prevent the loss of sea turtle eggs and manatees. See also Objective 1.2 and 1.3

Policy 1.4.1 The City marine patrol, working with County and State marine police, shall enforce boat speed limits in the canals and adjacent waters to protect the manatees.

Policy 1.4.2 The City's current Land Development Regulations shall include a provision that, during the nesting season, each beachfront property owner will be responsible for the daily patrol of the beach (by a person holding State and Federal permits) to determine nesting sites.

Objective 1.5 Conservation of Natural Floodplains

*To prevent impacts to natural floodplains the City shall issue no building permits unless the first **habitable** floor is above the flood elevations specified in the City's Land Development Regulations and appropriate FEMA rules.*

Policy 1.5.1 The City shall review (and revise as necessary) its floodplain code to ensure that new construction meets the appropriate FEMA floodplain map requirements.

Objective 1.6 Water Supply Resources

The City shall strive to reduce water consumption over time and appropriately manage water during water shortages.

Policy 1.6.1 In the event of water shortage, the City shall manage water use in ways consistent with the requirements of the SFWMD.

Objective 1.7 Water Conservation

Recognizing that the City is located in an area that the SFWMD identifies as a "priority water resource caution area", the City shall strive to lower its per capita usage of potable water and will continue to work together with the FCAA and the SFWMD to reduce demand within the City for potable water.

Policy 1.7.1: The City will promote water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots and similar devices in all new construction and renovations and will comply with the appropriate water management district water use restrictions.

- Policy 1.7.2 The City shall inform residents and businesses of, and shall encourage their participation in, the County’s water conservation programs. These informational and educational programs shall include the following types of efforts:
- a. brochures and signage to be made available at City Hall;
 - b. pursuing funding through SFWMD Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,
 - c. inviting speakers for forums or workshops at City Hall.
- Policy 1.7.3 The City shall adopt an Ordinance by 2028 which requires the use of water-efficient landscaping in all new development and redevelopment, and require functioning rain-sensor devices on all automatic irrigation systems on both new and existing systems. Other provisions shall include the requirement that at least 50 percent of all required landscaping shall use native (or similar) or Florida Friendly plant materials to reduce water consumption.
- Policy 1.7.4 The City will continue to cooperate with the FKAA and the SFWMD in their efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.
- Policy 1.7.5 The City will continue to cooperate with the SFWMD’s Year Round Irrigation Conservation Measures which limits irrigation to two days per week (based on address) between the hours of 12 a.m. to 10 a.m. AND/OR 4 p.m. to 11:59 p.m. with some exceptions, as may be revised. The City will implement these standards through its own local ordinance (Ord. No. 2021-465).
- Policy 1.7.6 The City shall coordinate local water conservation education efforts with the SFWMD, the FKAA, and the Monroe County School Board.
- Policy 1.7.7 The City will encourage the use of low impact development techniques (such as the Florida Water StarSM program, which is a point based, new home certification program for water-efficient developments, similar to the federal Energy Star program).
- Policy 1.7.8 The City shall develop a leak detection and repair program for all City facilities by the end of 2030. It shall also encourage its citizens to adopt such a program for their own individual properties.

RECREATION AND OPEN SPACE

Goal 1: The City shall provide a desirable level of public recreation and open space and encourage the provision of private recreation and open space.

Objective 1.1 Waterfront and Park Access

The City shall strive to preserve the existing 1,800 feet of public frontage along Shelter Bay and Vaca Cut plus full access to the City parks.

Policy 1.1.1 The City shall preserve (by code and Land Use Plan provisions) the Vaca Cut conservation area, the Sadowski Causeway frontage on Shelter Bay and full access to the City park system except for the hours when the public golf course and parks are closed.

Objective 1.2 Recreation Facilities

A system of public recreation facilities meeting the needs of the City's population will be maintained.

Policy 1.2.1 The City shall continue to provide its existing 8 acre playground and adjacent 9 hole golf course.

Policy 1.2.2 Sunset and Eastside Parks have been added to continue to meet the diverse recreational needs of the City's population.

Objective 1.3 Open Space

The City shall preserve the two prime public/private open space tracts and open space tracts along the waters.

Policy 1.3.1 The City's development code shall continue to require minimum front, side and rear setbacks for all new construction including 100-foot ocean setbacks (from mean high water) and 50 feet from Vaca Cut.

Policy 1.3.2 The City shall preserve the park adjacent to City Hall and the conservation area at the end of 13th Street.

Objective 1.4 Public-Private Coordination

The City shall ensure the coordination of public and private resources to meet recreational demand by conducting a recreational survey one year after Plan adoption.

Policy 1.4.1 The City shall maintain a recreation committee to determine the extent to which City, private and nearby public facilities are meeting the resident's recreational needs.

INTERGOVERNMENTAL COORDINATION

GOAL 1 **The City shall establish and maintain processes to assure coordination with other governmental entities where necessary to implement this plan.**

Objective 1.1 Plan Impact and Implementation Coordination

The City shall coordinate City plan impact and implementation with Monroe County through the appropriate interlocal agreements.

Policy 1.1.1 The City shall continue to oversee implementation of the existing interlocal agreements (between the City and County) that deal with impact fee collection, and hurricane evacuation and damage. The City shall continue to monitor and implement interlocal agreements covering the allocation of impact fees.

Policy 1.1.2 The City will continue to coordinate with the County on planning and implementing programs to improve the quality of Shelter and Bonefish Bays. (Culvert under US 1)

Policy 1.1.3 The City shall assist the County in providing information to its residents concerning services provided by the County, e.g. solid waste and potable water through newspaper articles, Post Office bulletin board notices and web page posts.

Policy 1.1.4 The City shall use the South Florida Regional Planning Council (SFRPC) mediation process should any conflicts arise relative to County coordination. .

Objective 1.2 Level-of-Service Standards Coordination

The City shall ensure level-of-service standards coordination with other governmental entities by continuing formal agreements with County Solid Waste Department and the Florida Keys Aqueduct Authority and by utilizing the County solid waste and water level of service standards.

Policy 1.2.1 The City shall both continue its formal agreements with the Florida Keys Aqueduct Authority and the County relative to water supply and solid waste and assist the County during its period of facility capacity problems by utilizing water conservation techniques and curbside solid waste separation.

Policy 1.2.2 In accordance with Section 163.3180(2) (a), F.S., the City shall determine whether there will be adequate water supplies to serve the new development prior to approval of a building permit or its functional equivalent. All development is subject to the City's Concurrency Management system. The City shall track current water demand and outstanding commitments in order to determine the availability of an adequate water supply for proposed developments. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Policy 1.2.3 The City will maintain a water supply facilities work plan that is coordinated with SFWMD's Lower East Coast Regional Water Supply Plan and FKAA by updating its own work plan within 18 months of an update to SFWMD's Lower East Coast Regional Water Supply Plan that affects the City.

GOAL 2 The City shall establish and maintain processes to assure coordination with the County and other governmental entities where necessary to address climate and flooding issues.

Objective 2.1 Resiliency Coordination

The City shall maintain and enhance coordination with the County and other entities related to infrastructure planning, resiliency and flooding analysis

Policy 2.1.1 The City shall continue to coordinate with the County and other entities data collection and analysis related to roads planning and flooding.

Policy 2.1.2 The City shall continue to partner with the County and other entities on grant applications and development of funding sources to address City resiliency issues.

Policy 2.1.3 The City shall continue to exchange data and participate in floodplain, emergency management and resiliency initiatives with the County and other entities.

CAPITAL IMPROVEMENTS

GOAL 1 **The City will undertake capital improvements that are necessary to keep its present public facilities in good condition and to accommodate new development, within sound fiscal practices.**

Objective 1.1 The Annual Capital improvement Program Process

The City shall use the framework of this Element to monitor public facility needs as a basis for annual capital budget and program preparation.

Policy 1.1.1 Staff and engineering studies shall form the basis for annual preparation of a five-year capital improvement program schedule, including one year capital budget to further the comprehensive plan elements.

Policy 1.1.2 The City shall include in the capital programming process funds available for wastewater and stormwater improvements and street repaving.

Policy 1.1.3 In setting priorities, the following types of criteria shall be used:

- Public safety implications: a project to address a threat to public health or safety will receive first priority.
- Level of service of capacity problems: next in priority would be projects needed to maintain the stated Level of Service.
- Because of the critical area status, environmental improvement projects would be next in priority.
- Quality of life projects: next in priority would be those projects not in the first 3 categories but that would enhance the quality of life which is important to Key Colony Beach and exemplified by public open space and landscaping.
- State/County and redevelopment projects: equal in importance to the quality of life projects are those that support a State or County road improvement or a revitalization project.
- Future flood risk and resiliency strategies developed in the 2024 2025 Vulnerability Assessment and Watershed Management Plan (to be completed in 2026).

Policy 1.1.4 The fiscal policies that reflect the Comprehensive Plan recommendations shall also be used to guide the capital programming process. They can be summarized as providing quality neighborhoods and community amenities with minimal bonding and maximum developer participation.

Objective 1.2 Level of Service and Concurrency

The City shall use the level of service standards in reviewing development applications and preparing the annual schedule of capital improvements.

- Policy 1.2.1 Streets: A peak hour Level of Service Standard “C” Shall be maintained for arterial and collector streets.
- Policy 1.2.2 Sanitary Sewer: The City sanitary sewer collection and treatment system shall accommodate an average daily flow of at least 115 gallons per household per day.
- Policy 1.2.3 Solid Waste: The County collection and disposal system shall be able to accommodate 6 pounds per person per day.
- Policy 1.2.4 Drainage: All new development shall detain on-site, the first 1.5 inches of runoff (except ¾ inch if vegetated swales are used) from a 3-day storm that statistically occurs once in 25 years. Existing non-structural systems (swales) shall accommodate the first one inch.
- Policy 1.2.5 Potable Water: The Florida Keys Aqueduct Authority’s water distribution system shall provide 127.08 gallons per person per day average (and 158.86 peak day).

Objective 1.3 Infrastructure in Coastal High Hazard Area

No funds will be spent by the City for sewer main or street extensions (or capacity increases) in order to avoid subsidizing new development in the coastal high hazard area.

- Policy 1.3.1 The City’s five-year capital improvement schedule shall not include road or sewer line projects that serve to increase land use intensity beyond what is now platted or shown on the Land Use Plan.

Objective 1.4 Concurrency

The City shall ensure the provision of public facilities concurrent with development through a current concurrency management system.

- Policy 1.4.1 The Land Development Regulations includes a provision which requires developers to provide facilities concurrent with the impacts of development and in compliance with level of service standards.
- Policy 1.4.2 The City shall continue to implement the sewer line rehabilitation plan to assure adequate facilities commensurate with projected growth.
- Policy 1.4.3 The City of Key Colony Beach recognizes that the FKAA provides their potable water and the necessary water facilities to serve existing and future development with the City’s water service area. The City will support and coordinate with the

FKAA, as necessary, to assist in the implementation of FKAA's Capital Improvements projects for a period of not less than 10 years.

Policy 1.4.4 The City of Key Colony Beach recognizes that it relies upon the FKAA facilities for the provision of potable water for its residents, businesses and visitors, and as such the continued supply of potable water will be dependent upon all local governments striving to maintain demand for potable water at sustainable levels. As such, the City will:

- a. Continue to maintain relationships with the SFWMD and the FKAA to maintain or reduce potable water consumption through education, conservation, and participation in ongoing programs of the region, county and city including coordinating local conservation education efforts with the SFWMD and the FKAA programs.
- b. Require landscaping in all new development or redevelopment to use water-efficient landscaping and require functioning rain-sensor devices on all automatic irrigation systems on both new and existing systems.
- c. Recognizing that the City is located in an area that the SFWMD identifies as a "priority water resource caution area", the City shall strive to lower its per capita usage of potable water below 127.08 gallons per capita per day (gpcpd) and will continue to work together with the FKAA and the SFWMD to reduce demand within the City for potable water.
- d. The City shall inform residents and businesses of, and shall encourage their participation in, all FKAA and SFWMD water conservation programs.

Objective 1.5 Funding Capital Improvements

The current development code (and related City code provisions) shall achieve a concurrency management system that includes connection fees, impact fees and County infrastructure sales tax grants that is sufficient to assure conformance with elements of this plan.

Policy 1.5.1 City impact fees for parks shall be allocated in conformance with the City-County inter-local agreement and the implementation recommendations of this Element.

Policy 1.5.2 The building permit review process shall continue to require on-site detention.

Policy 1.5.3 Public sewer and water connection shall be required in the case of all new development; developer financial participation shall be required by connection fees.

Policy 1.5.4 The concurrency management system shall require direct development provisions of facilities if one of these other policies is insufficient to achieve concurrency.

IMPLEMENTATION

A. Five-Year Schedule of Capital Improvements

The schedule may be revised every year by ordinance without requiring a comprehensive Plan Amendment.

B. Programs

The principal programs needed to implement this Element are as follows:

1. An annual capital programming and budgeting process including use of project selection criteria.
2. Engineering studies to a) prepare storm water outfall removal schedule and b) pinpoint the costs of any projects such as the possible sewage treatment plant expansion.
3. Review and revisions to the development code shall assure conformance to the “concurrency” requirements relative to development orders, levels of service and public facility timing.
4. Impact fees.

C. Concurrency Management

The City’s current Land Development Regulations have been amended to include a concurrency management system that meets the state requirements.

**City of Key Colony Beach
Five Year Schedule of Capital Improvements (Draft)**

Project	Funding Source	FY 2024-2025	FY 2025-2026	FY 2027-2028	FY 2028-2029	FY 2029-2030	TOTAL COST
Wastewater Treatment Plant Improvements							
600 8th Street							
Replace UV Contact Tank – COMPLETED		\$ 450,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Aerobic digester access stair replacement – COMPLETED		\$ 75,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Lift station control boxes raised		\$ -	\$ -	\$ 42,000.00	\$ -	\$ -	\$ -
Yearly replacement of pumps/motors		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 40,000.00
Paint exterior of tanks, buildings, and piping		\$ -	\$ 90,000.00	\$ 90,000.00	\$ 20,000.00	\$ -	\$ 200,000.00
Membrane replacement		\$ -	\$ 245,000.00	\$ -	\$ -	\$ -	\$ 245,000.00
Coating of effluent holding tank		\$ -	\$ 125,000.00	\$ -	\$ -	\$ -	\$ 125,000.00
Additional lift station control boxes raised		\$ -	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00
Replace RO Membranes		\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00
Alum feed system		\$ -	\$ -	\$ 60,000.00	\$ -	\$ -	\$ 60,000.00
Jet aeration system		\$ -	\$ -	\$ 60,000.00	\$ -	\$ -	\$ 60,000.00
Digester tank		\$ -	\$ -	\$ 350,000.00	\$ -	\$ -	\$ 350,000.00
Additional lift station control boxes raised		\$ -	\$ -	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00
Control room - electronics update		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Digester biosolid pumps		\$ -	\$ -	\$ -	\$ -	\$ 300,000.00	\$ 300,000.00
Replace diesel generator for back up power		\$ -	\$ -	\$ -	\$ 40,000.00	\$ -	\$ 40,000.00
Update or replace RO building		\$ -	\$ -	\$ -	\$ 350,000.00	\$ -	\$ 350,000.00
Replace storage tank		\$ -	\$ -	\$ -	\$ -	\$ 750,000.00	\$ 750,000.00
Replace odor control system		\$ -	\$ -	\$ -	\$ -	\$ 450,000.00	\$ 450,000.00
Subtotal costs		\$ 535,000.00	\$ 410,000.00	\$ 777,000.00	\$ 420,000.00	\$ 1,300,000.00	\$ 3,442,000.00
Stormwater Drainage Improvements							
Stormwater improvements for 7th street and dry retention pond		\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000.00
Injection wells for elimination of remaining outfalls and street		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
stormwater improvements for 11th street		\$ -	\$ 800,000.00	\$ 800,000.00	\$ 800,000.00	\$ -	\$ 2,400,000.00
Stormwater improvements for 12th street		\$ -	\$ -	\$ -	\$ 600,000.00	\$ -	\$ 600,000.00
Stormwater improvements for East and West Ocean		\$ -	\$ -	\$ -	\$ -	\$ 1,500,000.00	\$ 1,500,000.00
Stormwater Utility Maintenance/improvements		\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 400,000.00
Subtotal costs		\$ 1,000,000.00	\$ 100,000.00	\$ 900,000.00	\$ 1,500,000.00	\$ 2,200,000.00	\$ 5,700,000.00
Parks and Recreation							
Tennis court new location support funding - COMPLETE		\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00
Pedestrian and bicycle safety improvements - 2022 TA		\$ -	\$ -	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00
Riprap improvements Sunset Park for erosion mitigation		\$ -	\$ -	\$ -	\$ 150,000.00	\$ -	\$ 150,000.00
Yearly park improvements		\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ -	\$ 600,000.00
7th & 8th Street Bathrooms		\$ -	\$ 150,000.00	\$ 150,000.00	\$ -	\$ -	\$ 300,000.00
Subtotal costs		\$ 250,000.00	\$ 300,000.00	\$ 340,000.00	\$ 300,000.00	\$ -	\$ 1,190,000.00

UTILITY BOARD - FISCAL YEAR 2024-2025 BUDGET

Summary of potential projects for FY2026 (Draft)

Wastewater

Item	Description	Cost	Comments	
1	Purchase and install 4 cassettes membranes (veolia)	\$250,000.00	Last replaced in May 2017, additional replacement needed for 2027, Maintenance	
2	Pipe stand trellis for MBR processing piping, replace rusting steel stand	\$75,000.00	2025	Maintenance
3	Lift station control boxes being raised	\$42,000.00	2027	Flood Mitigation Grant - DEP
4	Yearly repair or if needed replacement of pumps and motors	\$75,000.00	2025-2030	Maintenance Each year.
5	Sewer system return system- leak corrections	\$70,000.00	2026	Maintenance
6	Sewage pumping system update (grinder pump and control panel)	\$40,000.00	TBD	Maintenance
7	Painting Buildings and Equipment - Phase 1	\$75,000.00	2026	Maintenance
8	ISAM Tank Baffle replace	\$25,000.00	TBD	Maintenance
	Total	\$652,000.00	(Plant \$540,000, System \$112,000)	

Stormwater

Item	Description	Cost	Comments	
1	Stormwater improvements wet retention pond - Phase I work, quote and approve Phase II work, evaluate timing and grant funding	\$482,756.00	2025	Grant funding remaining
	Total	\$482,756.00		

PROPERTY RIGHTS

GOAL 1 The City shall recognize and respect all judicially acknowledged or constitutionally protected private property rights when making local decisions.

Objective 1.1 Recognition of Private Property Rights

Decisions made by the City shall reflect the private property rights of each land owner.

- Policy 1.1.1 Local decisions made by the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- Policy 1.1.2 Local decisions made by the City shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances
- Policy 1.1.3 Local decisions made by the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- Policy 1.1.4 Local decisions made by the City shall consider the right of a property owner to dispose of his or her property through sale or gift.

MONITORING, UPDATING AND EVALUATION PROCEDURES CITY OF KEY COLONY BEACH

1. Citizen Participation:

In conjunction with one of the plan amendment cycles, the Planning and Zoning Committee shall ~~annually~~ conduct a public hearing on the Comprehensive Plan at least every ~~five~~ seven years ~~starting in 2021~~. A status report shall be provided by the Committee Chair and then citizen comment shall be solicited. This meeting shall be publicized by a legal notice in the newspaper plus efforts to have web page notification, a news story and Post Office bulletin board announcement. The Committee will then submit a report on the status of the Plan to the Mayor and City Commission. This report may be accompanied by recommended amendments, using the normal plan amendment process.

2. Data and Objectives Update:

As a part of the annual meeting(s), pertinent measurable objectives and policies will be the subject of review and comment by the Committee Chair.

3. ~~Five-Seven~~ -Year Review:

The Mayor or City ~~Manager~~ Administrator shall designate the person or consultant responsible for preparation of the Evaluation and Appraisal Analysis in conformance with statutory requirements and with special emphasis on the extent to which the Plan objectives and policies have been achieved and are in compliance with state laws.

4. Revised Objectives and Policies:

The Mayor or City ~~Manager~~ Administrator shall designate the person or consultant to prepare draft amendments to the goals, measurable objectives and policies based upon the above process. The citizen participation procedures used in preparing the Plan (plus any future modifications thereto) shall be used in amending these recommendations of the Comprehensive Plan.

5. Data & Analysis

The Data and Analysis required to comply with the 10- and 20-year planning horizons are included as appendices along with the Key Colony Beach staff report and are duly incorporated as part of this Comprehensive Plan.

City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone # 305-289-1212 • Fax# 305-289-1767



Staff Report

To: Key Colony Beach Planning & Zoning / City Commission / Florida Commerce

From: Staff

Date: November 15, 2025

Subject: Comprehensive Plan Amendment - Evaluation & Appraisal Update

I. Background

The City of Key Colony Beach is required by Chapter 163, Florida Statutes, to maintain a Comprehensive Plan consistent with the Florida Community Planning Act. This includes evaluating demographic, housing, infrastructure, and environmental data on both 10-year and 20-year planning horizons.

Unlike many mainland communities, Key Colony Beach is largely built out and constrained by geography, sea-level rise vulnerability, and infrastructure capacity. Population growth is not expected, and in fact minor population decline may occur due to smaller household sizes, seasonal residency patterns, and redevelopment trends.

Additionally, the Florida Keys Area of Critical State Concern Annual Reports (2012–2016) confirm that Key Colony Beach does not have (nor does it require) an adopted building permit allocation system within its Comprehensive Plan. Other Keys jurisdictions (Marathon, Islamorada, Monroe County, Key West, and Layton) all operate under allocation limits tied to hurricane evacuation clearance times. Because Key Colony Beach has no allocations established in rule or plan, no significant additional growth is anticipated that would alter LOS capacity.

II. Data & Analysis

Population

Historical Population Trends

According to the U.S. Decennial Census, Key Colony Beach experienced significant growth between 1960 and 1980, followed by a long period of stability and slight decline.

Census Year	Population	% Change
1960	66	—
1970	371	+462.1%
1980	977	+163.3%
1990	977	0.0%
2000	788	-19.3%

2010	797	+1.1%
2020	790	-0.9%

Source: U.S. Decennial Census, 1960–2020

Planning Horizon Projections

(Based on BEBR medium series, adjusted for local seasonal trends)

Year	Permanent Population	Seasonal Population (Peak)
2025 (current)	~ 800	1,500–2,000
2035 (10-year)	~ 770	1,500–2,000
2045 (20-year)	~ 750	1,500–2,000

Analysis:

- The City’s permanent population has remained under 1,000 residents for 40+ years.
- Seasonal population peaks remain the primary LOS planning factor.
- Because Key Colony Beach has no building rights allocations as it relates to ROGO, there is no anticipated growth that would trigger LOS deficits.

Housing

- Existing units: ~ 1,400 total (with 636 transient rentals reported in 2025).
- Vacancy: High seasonal vacancy rates (approx. 50%).
- Vacant parcels: ~ 34, valued at \$88.4 million in 2025 estimates.

Level of Service (LOS) Analysis

10-Year Horizon (2035)

- **Water supply:** Capacity exceeds projected demand.
- **Wastewater:** Advanced treatment system meets current and future demand.
- **Solid waste:** Contract service scales to demand; no deficits.
- **Recreation/Open Space:** LOS improves per capita with population decline.
- **Transportation:** Evacuation modeling governs growth, LOS will remain stable.

20-Year Horizon (2045)

- **Water supply:** Continued capacity surplus.
- **Wastewater:** Advanced treatment system meets current and future demand.

- **Solid waste:** Adequate through contract scaling.
- **Recreation/Open Space:** Increased per capita provision.
- **Transportation:** US-1 hurricane evacuation clearance time remains the governing factor; LOS will remain stable.

Conclusion: With the limited potential for development, and primary focus on redevelopment, LOS standards will continue to be met through both the 10-year and 20-year planning horizons.

Environmental & Coastal Considerations

- Growth limits tied to hurricane evacuation clearance times.
- City investment in advanced wastewater treatment and stormwater utility projects support water quality goals.
- Focus of comprehensive plan amendments should remain on resiliency, drainage improvements, and storm-hardening.

III. Consistency

- Amendments are consistent with Florida Statutes, Monroe County regional resiliency frameworks, and the City's adopted LOS standards.
- Because Key Colony Beach is close to buildout and is limited on new residential growth, the City is not expected to expand infrastructure capacity, only maintain it. Further improvements planned to existing infrastructure through Capital Improvements and technological improvements will increase projected LOS.

IV. Staff Recommendation

Staff recommends approval of the proposed Comprehensive Plan amendments, as they:

1. Reflect accurate population trends (stable to declining).
2. Demonstrate LOS compliance for both 10-year and 20-year horizons.
3. Emphasize resiliency and infrastructure maintenance rather than expansion.
4. Recognize the limiting factor of building rights that hinders future growth.
5. Ensure consistency with State requirements for hurricane evacuation clearance times.

Attachments

1. Population projections (BEBR/WPG/State sources).

2. SFWMD Water Supply Projections (Monroe County).

1. Population Projections:



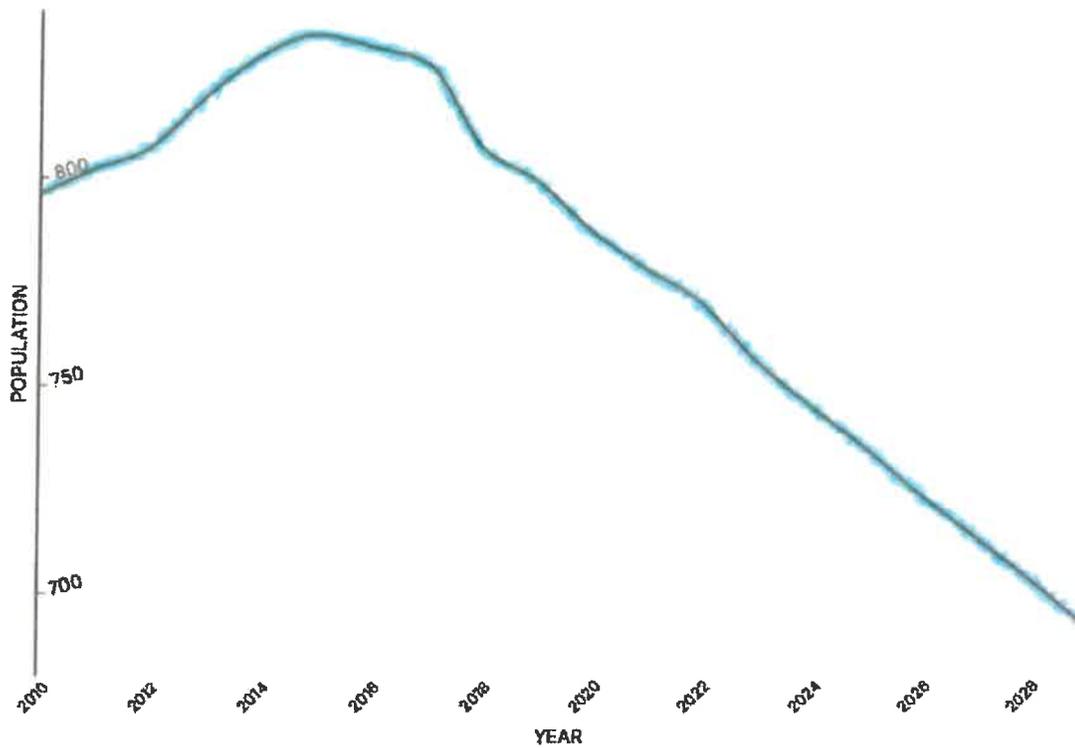
World Population Review data, 2025

Key Colony Beach Population

By Population By Age By Growth Rate

Key Colony Beach Population

Data after 2023 is projected based on recent change



World Population Review – Key Colony Beach Projected Population through 2028

Projections of Florida Population by County, 2025–2045, with Estimates for 2020

County and State	Estimates April 1, 2020	Projections, April 1				
		2025	2030	2035	2040	2045
Lee	750,493	829,303	894,597	948,834	996,086	1,038,511
Leon	299,484	312,338	323,012	331,425	338,510	344,579
Levy	41,699	43,115	44,260	45,176	45,947	46,650
Liberty	8,575	8,848	9,068	9,229	9,354	9,459
Madison	18,954	19,038	19,114	19,181	19,242	19,298
Manatee	398,503	437,640	470,632	498,045	522,641	544,365
Marion	368,135	394,914	417,138	434,244	448,104	459,981
Martin	161,301	170,496	177,612	183,467	188,675	193,311
Miami-Dade	2,832,794	2,992,713	3,128,267	3,234,615	3,322,226	3,398,177
Monroe	77,823	78,798	79,424	79,793	80,020	80,159

Florida Demographic Estimating Conference, March 2021 and the University of Florida, Bureau of Economic and Business Research, Florida Population Studies, Volume 54, Bulletin 189, April 2021.

Projections of Florida Population by County, 2025–2050, with Estimates for 2023

County and State	Estimates April 1, 2023	Projections, April 1					
		2025	2030	2035	2040	2045	2050
MIAMI-DADE	2,768,954						
Low		2,673,300	2,663,100	2,630,800	2,587,800	2,543,600	2,501,800
Medium		2,814,000	2,910,500	2,981,000	3,035,500	3,083,200	3,127,200
High		2,954,700	3,157,900	3,331,300	3,483,200	3,622,700	3,752,700
MONROE	84,511						
Low		80,300	78,400	76,000	73,300	70,700	68,100
Medium		85,400	87,100	88,100	88,600	88,900	89,000
High		90,600	95,800	100,200	103,900	107,100	110,000

University of Florida Bureau of Economic and Business Research, Florida Population Studies, Bulletin 198.

2. SFWMD Water Supply Projections (Monroe County):

Table A-3. Continued.

PS Utility	Net (Finished) Demand – Average Rainfall Conditions (mgd)						
	2020	2021	2025	2030	2035	2040	2045
Miami-Dade County							
Americana Village	0.23	0.23	0.23	0.23	0.23	0.23	0.23
Florida City	2.10	2.16	2.54	2.88	2.97	3.06	3.36
Homestead	11.74	13.32	13.80	14.37	14.89	15.37	15.83
MDWASD	306.97	307.31	317.91	329.18	340.68	351.52	360.34
North Miami	6.69	6.58	6.75	6.96	7.17	7.31	7.34
North Miami Beach	18.89	19.00	19.25	21.05	22.10	22.98	24.44
Miami-Dade County Total	346.62	348.59	360.48	374.66	388.04	400.47	411.54
Monroe County							
FCAA	18.29	18.39	18.52	18.66	18.75	18.80	18.85
Monroe County Total	18.29	18.39	18.52	18.66	18.75	18.80	18.85
Palm Beach County							

South Florida Water Management District water use projections for Monroe County through 2045. 2023-24 Lower East Coast Water Supply Plan Update, SFWMD. With a population not projected to increase, and a steady water supply, LOS needs through 2045 will be met with little if any change.

ORDINANCE NO. 2026-509

AN ORDINANCE OF KEY COLONY BEACH, FLORIDA, ADDING SECTION 6-45 SEAWALL CONDITIONS; COMPLIANCE REQUIREMENTS; ENFORCEMENT TO CHAPTER 6 BUILDINGS, ARTICLE II DANGEROUS STRUCTURES; ADDING SECTION 9-13 CONCERNING VIOLATIONS OF SECTION 6-45 FOR BUSINESS TAX RECEIPTS PURPOSES TO CHAPTER 9 BUSINESS TAXES, PERMITS AND BUSINESS REGULATIONS, ARTICLE I IN GENERAL; AMENDING SECTION 9-28 CONCERNING VIOLATIONS OF SECTION 6-45 FOR RESIDENTIAL RENTALS TO CHAPTER 9 BUSINESS TAXES, PERMITS AND BUSINESS REGULATIONS, ARTICLE II RESIDENTIAL RENTALS; PROVIDING FOR CODIFICATION; REPEALING ANY INCONSISTENT PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Key Colony Beach, Florida (the “City”), is a Florida Municipal Corporation with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the City follows its Code of Ordinances to promote safety for all residents and properties; and

WHEREAS, the City has canals and waterfront lots that depend on properly maintained seawalls to keep its residents, visitors, and properties safe and stable; and

WHEREAS, if seawalls deteriorate, are unsafe, fail, or are not properly maintained, the same could lead to flooding, collapse, and damage to properties and their adjoining properties; and

WHEREAS, the City deems it necessary to amend its Code to add language regarding seawalls to ensure they are maintained properly by property owners in the City to ensure the safety of all residents, visitors, and properties.

NOW THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, as follows: (Additions to the Ordinance are underlined; deletions are ~~crossed out~~.)

Section 1: Recitals

The above recitals are true and correct.

Section 2: Adding Section 6-45 to Chapter 6 of the Code of Ordinances

Sec. 6-45. – Seawall Conditions: Compliance Requirements: Enforcement.

(a) Seawalls as Structures.

Seawalls, bulkheads, revetments, and similar shoreline retaining systems shall be deemed structures for purposes of this Chapter and subject to inspection, regulation, and enforcement by the City.

(b) Notice of Unsafe or Deteriorated Seawall.

Upon determination by the Building Official, City Engineer, or Code Official that a seawall is deteriorated, damaged, failing, or otherwise unsafe, written notice shall be issued to the property owner identifying deficiencies and required corrective actions.

(c) Compliance Timeline.

Recognizing that seawall repair or replacement often requires engineering, permitting, and contractor availability, the following mandatory compliance timeline shall apply unless modified in writing by the Building Official for good cause shown:

1. Within fifteen (15) days of notice:

The property owner shall install temporary safety measures, which may include fencing, warning signage, restricted access, or temporary shoring, sufficient to protect the public, occupants, guests, and adjacent properties.

2. Within sixty (60) days of notice:

The property owner shall retain a Florida-licensed professional engineer to inspect the seawall and submit a written engineering evaluation and repair or replacement plan to the Building Department.

3. Within one hundred twenty (120) days of notice:

The property owner shall submit all required permit applications, including City permits and, if applicable, permits from the Florida Department of Environmental Protection (DEP) and/or the U.S. Army Corps of Engineers.

4. Within twelve (12) months of notice:

All seawall repairs or replacement shall be fully completed and approved by the City.

5. Extensions:

The Building Official may grant reasonable extensions where the owner demonstrates documented progress, active permitting, contractor scheduling, and continued maintenance of safety measures.

(d) Engineering Oversight and Inspections.

1. All seawall repair or replacement plans shall be prepared, signed, and sealed by a Florida-licensed professional engineer.

2. The Building Department shall review all plans prior to permit issuance.

3. Inspections shall be required during and after construction to ensure compliance

with:

- a. Structural safety standards
- b. Hurricane and flood resistance requirements
- c. Drainage and erosion control standards
- d. Applicable City, State, and Federal regulations

(e) Business Tax Receipts and Vacation Rental Licenses.

For properties holding a Vacation Rental License or Business Tax Receipt, failure to comply with this Section 6-45, including failure to submit an engineering plan or adhere to the compliance timeline, shall constitute grounds for the immediate non-refundable revocation and non-renewal of such licenses until full compliance is achieved.

Section 3: Adding Section 9-13 to Chapter 9 of the Code of Ordinances

Sec. 9-13. – Revocation and Non-Renewal of Business Tax Receipts for Failure to Comply with Section 6-45.

If any person or entity conducts activities under a Business Tax Receipt at a property that is in violation of Section 6-45, including failure to submit an engineering plan or adhere to the compliance timeline, such violation shall constitute a violation of this Chapter 9, Article I, and shall further constitute grounds for the immediate and non-refundable revocation or non-renewal of said Business Tax Receipt until full compliance with Section 6-45 is achieved.

Section 4: Amending Section 9-28 of Chapter 9 of the Code of Ordinances

Sec. 9-28. - Violations.

(a) Violations of the provisions of the ordinance from which this article derives shall be punishable by a fine of up to five hundred dollars (\$500.00) per day, and may result in a suspension or revocation of a vacation rental license.

(b) A rental license shall be automatically suspended for nonpayment of a fine after due. Upon payment of the fine, the registration shall be reinstated.

(c) A certificate of completion of a property manager or local contact person may be suspended or revoked upon violation of this article by the actions of the property manager or local contact person.

(d) All holders of rental licenses shall be current on payment of city fees, including, but not limited to stormwater and sewer. Failure to pay when due shall be cause for referral to the code enforcement board, which shall, in addition to other fines and penalties set forth in subsection (a) above, have the power to suspend or revoke the rental license.

(e) Any violation of Section 6-45, including failure to submit an engineering plan or adhere to the compliance timeline, shall constitute a violation of this Chapter 9, Article II, and shall further constitute grounds for the immediate and non-refundable revocation or non-renewal of all registrations and permits hereunder until full compliance with Section 6-45 is achieved.

Section 5: Severability and Conflict

If any portion of this Ordinance is declared by a Court of competent jurisdiction to be invalid or unenforceable, such declaration shall not be deemed to affect the remaining portions of this Ordinance. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6: Inclusion in the Code of Ordinances and Land Development Regulations

The provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of the City of Key Colony Beach, Florida, as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the code.

Section 7: Effective Date

This Ordinance shall become effective upon its final adoption by the City of Key Colony Beach, Florida Commission.

FIRST READING by the City of Key Colony Beach City Commission on this 19th day of February 2026.

Mayor Freddie Foster	NO _____	YES _____
Vice-Mayor Doug Colonell	NO _____	YES _____
Commissioner Tom Harding	NO _____	YES _____
Commissioner Tom DiFransico	NO _____	YES _____
Commissioner Kirk Diehl	NO _____	YES _____

SECOND READING AND DULY ADOPTED by the City of Key Colony Beach City Commission on this 19th day of March 2026.

Mayor Freddie Foster	NO _____	YES _____
Vice-Mayor Doug Colonell	NO _____	YES _____
Commissioner Tom Harding	NO _____	YES _____
Commissioner Tom DiFransico	NO _____	YES _____
Commissioner Kirk Diehl	NO _____	YES _____

DULY PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, this 19th day of March 2026.

Freddie Foster, Mayor

Silvia Roussin, City Clerk

Approved as to form and legal sufficiency:

Dirk M. Smits, Esq. B.C.S., City Attorney

RESOLUTION NO. 2026-01

**A RESOLUTION BY THE CITY OF KEY COLONY BEACH
BOARD OF COMMISSIONERS AMENDING RESOLUTION 2024-
13 FEE SCHEDULE FOR BUILDING DEPARTMENT PERMITS
AND SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Chapter 6, Buildings of the Code of Ordinances of the City of Key Colony Beach, Florida, refers to a Fee Schedule as a separate document from the Ordinance, and

WHEREAS, Chapter 9, Licenses, Permits and Business Regulations of the Code of Ordinances of the City of Key Colony Beach, Florida, refers to administrative fees for services; and

WHEREAS, Chapter 14, Sewers and Sewage Disposal of the Code of Ordinances of the City of Key Colony Beach, Florida, refers to administrative fees for services; and

WHEREAS, Chapter 15, Stormwater of the Code of Ordinances of the City of Key Colony Beach, Florida, refers to administrative fees for services; and

WHEREAS, it has become necessary to increase and decrease certain fees to more accurately reflect the costs of the services performed.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF KEY COLONY BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above recitations are hereby adopted and incorporated herein.

Section 2. This Resolution amends the Miscellaneous Fee Schedule for the City Commission of the Key Colony Beach to read as follows (additions to the fee schedule are underlined; deletions are ~~crossed-out~~):

BUILDING PERMIT FEES

No permit required for estimated work under \$1,000, \$2,500, however, an inspection may be necessary as determined by the Building Official, with a charge of \$25.00.

TYPE OF STRUCTURE

PERMIT FEE

NEW: SINGLE-FAMILY, DUPLEX,
MULTI-FAMILY, BUSINESS

\$13 per \$1,000 of Job Cost

* Excludes open or enclosed garages, open or screened porches, carports and similar construction, as well as the floor area of any non-habitable floor.

SEA WALLS, SWIMMING POOLS, SPAS, TENNIS COURTS, DOCKS, ADDITIONS, ALTERATIONS, ROOFING (REPAIRS AND NEW ROOFS), MAJOR REPAIR, ELECTRICAL, PLUMBING, MECHANICAL ADDITIONS OR ALTERATIONS.

Costs of Up To \$2,000 <u>\$2,500</u> - Flat Fee	\$ 100
Costs Greater Than \$2,000 <u>\$2,500</u> - Per \$1,000 or Any Part Thereof	\$ 35
Option for utilizing Private Inspection Providers, provider is required to be approved by the Building Department.	
<u>10% discount on the Building Permit Fee, provided communication occurs during the application process or prior to an initial inspection by the Building Department.</u>	

TRIPLE FEES PLUS \$500 shall be charged if work for which a permit is required is started or proceeds prior to procuring a permit.

CONSULTING CITY ENGINEER

Additional fee to applicant as determined by services rendered.

CONSULTING CITY LEGAL

Additional fee to applicant as determined by services rendered.

FIRE SAFETY PLAN REVIEW

Minimum Fee	\$75.00
Single-Family	\$125.00
Duplex	\$225.00
Multi-family, commercial new construction, alterations and additions	0.15% of construction cost

FIRE SAFETY ANNUAL INSPECTION

Condominium common areas and Beauty salons	\$ 75.00
Restaurants and bars	\$150.00
Offices	\$ 50.00
Gasoline stations	\$175.00
Marinas dispensing and storing fuel	\$175.00
Theater and special gatherings (each)	\$ 50.00
Fire wells	\$ 175.00
Business License Fire inspection fee	\$150.00
<u>(Condo Common area, Restaurant, Offices, Gasoline Stations, Marinas, and all other businesses)</u>	

CLEAN-UP BONDS (refundable)

Single-Family	\$ 1,000.00
Duplex	\$ 2,000.00
All Other Structures	\$ 4,000.00

FINAL INSPECTION FEE ON ADDITIONS, ALTERATIONS, MAJOR REPAIRS

Refundable up to one year after permit is issued	\$ 500.00
Charged as determined by Building Official	

PROPERTY INQUIRY FEE

Key Colony Beach Residents for personal use	\$0.00
All other requests	\$30.00

TRANSFER OF OWNERSHIP RECORDS FEE

Single-Family, Duplex, or Vacant Lot, Commercial	\$200.00 <u>\$250.00</u>
Condominium	\$100.00 <u>\$150.00</u>

SEWER CONNECTION FEE

Each <u>New Residential Living Unit</u>	\$5,625 <u>\$6,000</u> Per Unit
Each <u>Redeveloped Residential Living Unit</u>	\$5,625 <u>\$6,000</u> unless paid at original development.

(See Chapter 14 of the Code of Ordinances for exceptions)

<u>SEWER TIE-IN INSPECTION FEE</u>	\$150.00
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<u>IMPACT FEE</u>	\$1,350 Per Unit
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<u>BUILDING SURCHARGE FEE</u>	2.5% of Permit Fee, Minimum \$4.00
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KEY COLONY BEACH DEVELOPMENT FEE

Cost to be determined based on an estimate from the Staff from the scope of the project, which would include legal cost. Cost for recovery costs only.

BUILDING PLANNING & ZONING REVIEW

New Construction	\$500.00
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BUSINESS TAX ADMINISTRATIVE AND INSPECTION FEES

Vacation Rental – Single Family and Duplex

Up to 999 square feet	\$500.00	<u>\$600.00</u>
1,000 square feet to 1,199 square feet	\$700.00	<u>\$750.00</u>
1,200 square feet to 1,399 square feet	\$825.00	<u>\$875.00</u>
1,400 square feet to 1,599 square feet	\$975.00	<u>\$1,025.00</u>
1,600 square feet to 1,799 square feet	\$1,100.00	<u>\$1,150.00</u>
1,800 square feet to 1,999 square feet	\$1,250.00	<u>\$1,300.00</u>
2,000 square feet and above to 3,499 square feet	\$1,375.00	<u>\$1,425.00</u>
3,500 square feet and above		<u>\$1,525.00</u>

Vacation Rental – Condo & Co-Op

Up to 999 square feet	\$375.00	<u>\$475.00</u>
1,000 square feet to 1,199 square feet	\$500.00	<u>\$600.00</u>
1,200 square feet to 1,399 square feet	\$600.00	<u>\$700.00</u>
1,400 square feet to 1,599 square feet	\$700.00	<u>\$800.00</u>
1,600 square feet to 1,799 square feet	\$800.00	<u>\$900.00</u>

1,800 square feet to 1,999 square feet	\$ 900.00	<u>\$1,000.00</u>
2,000 square feet and above	\$1,000.00	<u>\$1,100.00</u>
Long-Term Rental	\$125.00	
Condominium and Cooperative Association		
Transient & Transient Resort Rental Unit	\$ 393.75	\$450.00
Hotel & Motel Rental Units		
Per Room	\$64.00	<u>\$74.00</u>
Per Suite	\$130.00	<u>\$150.00</u>
Per Villa	\$1,175.00	
Restaurant		
Per Seat	\$2.15	
Home Occupation	\$130.00	
Charter Boat	\$175.00	
Retail Store/Food Service	\$175.00	
Gas Station	\$320.00	
Convenience Store within Gas Station	\$80.00	
Golf Course	\$50.00	
Property Manager License	\$150.00	
Make-Up Property Manager Training Classes -As Needed		\$50.00
Transfer of Owner, Manager, or Local Contact		
<u>Single/Duplex/Condominium one to five units</u>		<u>\$100.00</u>
<u>Single/Duplex/Condominium six to ten units</u>		<u>\$175.00</u>
<u>Single/Duplex/Condominium eleven units or more</u>		<u>\$250.00</u>
Safety re-inspection fee:		
If completed within 30 days of	\$0.00	
After 30 days	\$100.00	

Section 3. That the City Commission of the City of Key Colony Beach, Florida, hereby approves Resolution 2026-01.

Section 4. That the City Commission is hereby authorized to take all necessary action to effectuate the intent of this Resolution.

Section 5. That this Resolution shall go into effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the Commission of the City of Key Colony Beach, Florida, at its regular meeting of the City held on February 19th, 2026.

**FINAL VOTE AT ADOPTION
CITY COMMISSION OF KEY COLONY BEACH**

Mayor Freddie Foster	NO _____	YES _____
Vice-Mayor Doug Colonell	NO _____	YES _____
Commissioner Tom Harding	NO _____	YES _____
Commissioner Tom DiFransico	NO _____	YES _____
Commissioner Kirk Diehl	NO _____	YES _____

Mayor Foster, City of Key Colony Beach

ATTEST:

Silvia Roussin, City Clerk

(City Seal)

Approved as to form and legal sufficiency:

Dirk Smits, City Attorney

RESOLUTION NO. 2026-02

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, AMENDING RESOLUTION 2024-15 MISCELLANEOUS FEE SCHEDULE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Key Colony Beach charges fees for miscellaneous services and boat trailer parking; and

WHEREAS, fees charged by the city for miscellaneous services and boat trailer parking fees were last amended via Resolution on January 16, 2025; and

WHEREAS, it has become necessary to increase the miscellaneous services and boat trailer fees to more accurately reflect the costs of the services performed.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF KEY COLONY BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above recitations are hereby adopted and incorporated herein.

Section 2. This Resolution amends the Miscellaneous Fee Schedule for the City Commission of the Key Colony Beach to read as follows (Additions to the fee schedule are underlined; deletions are ~~crossed out~~):

MISCELLANEOUS FEES

Application for Variance (LDR 101-171)	\$700.00
Application for Administrative Variance	
Sheds (Code 6-18)	\$50.00
Sewer Easement (Code 14-32)	\$150.00
Application for Re-zoning	\$2,500.00
Yard Sale Permits	\$25.00 <u>\$0</u>
Returned Check Fee	\$25.00 <u>\$35.00</u>

Fee Schedule: Sandwich Board (not to exceed 2'x 4') \$75.00 annual fee B-1 & RH only
Contractor/Banner Style (not to exceed 30 sq ft) \$150.00 annual fee B-1, RH, & R-3 only.

BOAT TRAILER PARKING, TEMPORARY BASIS

Per Week	\$125.00	<u>\$150.00</u>
Per Month, up through Six Months	\$250.00	<u>\$300.00</u>

First Responders and Active Retired Military Personnel receive a 20% discount with a valid military/responder ID.

Residents using short-term trailer parking will be charged the same fee as residents using long-term parking.

BOAT TRAILER LONG-TERM PARKING FEE

~~APRIL 1 – MARCH 31~~ OCT 1 – SEPT 30 Each Year (BILLING PERIOD)

Trailer Length 21' or less	\$200.00 Annual
Trailer Length 21' to 24'6"	\$275.00 Annual
Trailer Length 24'6" up	\$325.00 Annual
Late Fee for One Month	\$25.00

First Responders and Active Retired Military Personnel receive a 20% discount with a valid military/responder ID.

BOAT ON TRAILER LONG-TERM PARKING FEE

In addition to the long-term trailer parking fee:

Per Month, \$12.00 per foot with a maximum of 40 feet overall length.

Section 3. That the City Commission of the City of Key Colony Beach, Florida, hereby approves Resolution 2026-02.

Section 4. That the City Commission is hereby authorized to take all necessary action to effectuate the intent of this Resolution.

Section 5. That this Resolution shall go into effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the Commission of the City of Key Colony Beach, Florida, at its regular meeting of the City held on the 19th of February, 2026.

FINAL VOTE AT ADOPTION - CITY COMMISSION OF KEY COLONY BEACH

Mayor Freddie Foster	NO _____	YES _____
Vice-Mayor Doug Colonell	NO _____	YES _____
Commissioner Tom Harding	NO _____	YES _____
Commissioner Tom DiFrancisco	NO _____	YES _____
Commissioner Kirk Diehl	NO _____	YES _____

Mayor Foster, City of Key Colony Beach

ATTEST:

Silvia Roussin, City Clerk

(City Seal)

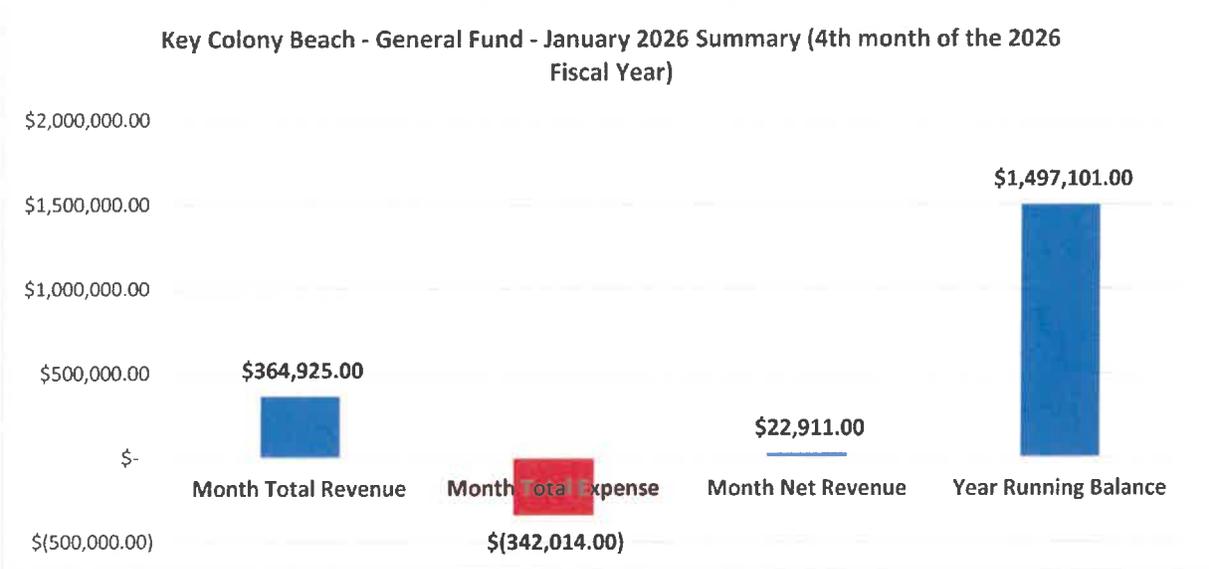
Approved as to form and legal sufficiency:

Dirk Smits, City Attorney

City of Key Colony Beach Treasurer’s Report – February 19, 2026

January 31, 2026, financial summary – General Fund

✓ 4th Month of the 2026 fiscal year budget, Monthly Plot below:



Revenue Comments:

- Year-to-date revenue is on target with expectations, no concerns.
- Department of Homeland Security Service Agreement funding received for \$107,515.00

Expenses Comments:

- No concerns at this time.

Grant Reimbursements:

- City Hall Hardening reimbursement requested for \$450,394.77 submitted 28Ja26

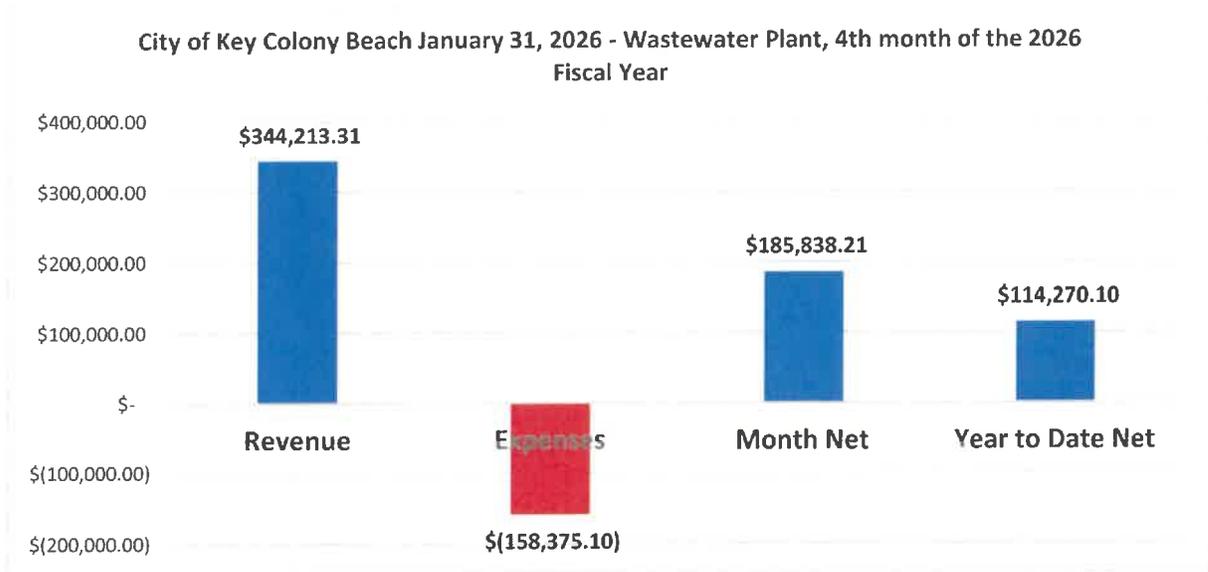
Building Fund:

- Year-to-date status remains in good shape. Revenue lower than planned budget, Expenses lower than planned budget, net YTD remains in good shape.

City of Key Colony Beach Treasurer's Report – February 19, 2026

January 31, 2025, financial summary – Wastewater/Stormwater

✓ 4th month of the 2026 Fiscal Year, Wastewater Monthly plot below:



Revenue Status:

- Slightly above last year's revenue at this time, no concerns.

Expenses Status:

- Overall expenses under budget at this time, no concerns

Reimbursement Status of Submitted Projects:

- \$188,077.50 received 02Fe26, Digester, Stairs, and Tank replacement
- \$122,254.52 received 06Fe26, Digester, Stairs, and Tank replacement

Stormwater:

Checking/Savings balance \$101,594.98

Revenue: Stormwater fees collected for YTD at 88% of budget based on front end loading of revenue

Reimbursement grant status:

- Reimbursement requested for \$411,448.38 on 20Oc25, not received yet
- Reimbursement requested for \$155,853.42 on 20Ja26, not received yet

City of Key Colony Beach Treasurer's Report – February 19, 2026

Updates on analysis of funding options to support City Hall Hardening Project:

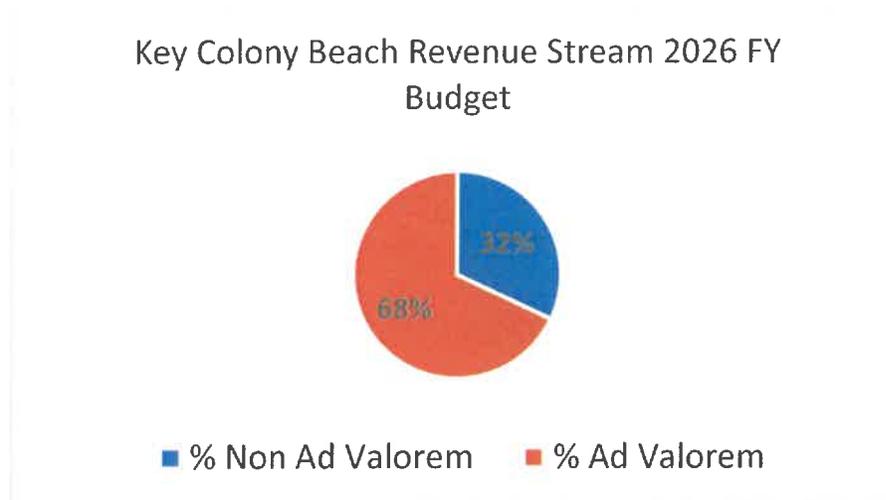
Update from last month's City Commission discussion:

- Legal contact information for First Horizon legal representative was provided to our city attorney, per last month's meeting request.
- I reviewed our current active loan agreement with First Horizon which is approved yearly in our budget process for funding. This current loan documented payment method is from non-ad valorem taxes and fees. The current loan agreement is in accordance with Florida laws, and this was verified by the legal representative from Holland and Knight, Michael Wiener (practices public finance law, concentrating on public debt offerings for local governments).
- I had a conference call with Michael Wiener, from Holland and Knight, and Michele White from First Horizon discussing the difference between a yearly budgeted loan of non-ad valorem taxes and fees vs. a Certification of Participation (COP).
- Our City attorney drafted an Invitation to Negotiate Tax-Exempt Loan Financing, that would be requesting loan options for non-ad valorem taxes and fees similar to our current active agreement, that is approved yearly with budgeted non-ad valorem taxes and fees.
- Discussion completed with Jennifer Johnson from Bishop, Rosasco & Co., to agree on the potential revenue streams of the current non-ad valorem taxes and fees.

City of Key Colony Beach Treasurer's Report – February 19, 2026

Updates on analysis of funding options to support City Hall Hardening Project:

Where does our revenue come from:



Ad Valorem : \$3,542,000 Non-ad Valorem: \$1,680,000

- Revenue streams of non-ad valorem taxes and fees potential funding options for current and proposed loan:
 - Infrastructure revenue (from the State)
 - State shared revenue
 - Road funding from the State
 - Interest
 - Business tax licenses
 - Internal transfers
 - Boat Trailer parking
 - Miscellaneous
- Current active loan payment amount – yearly \$161,364
- Estimated City Hall loan payment amount – yearly \$284,688
- Thus, total commitment of loans for \$446,052 from a revenue stream of \$1,680,000
- Recommendation:
 - Pursue “Covenant to Budget and Appropriate (CB&A) Debt” loan option similar to our current active loan for the lowest cost option with least risk to the city
 - Review competitive quotes and approve best financial option
 - To save costs, suggest support from Ford and Associates Inc. is no longer needed. Ample resources are available for the city.

Key Colony City Commission Meeting 19Fe26

Commissioner updates:

Topic: South Florida Water Management District (SFWMD) Water Shortage Warning – Monroe County released on 06Fe26

Drought conditions and water use have resulted in water levels in the Biscayne Aquifer located in Miami-Dade County declining, exacerbating saltwater intrusion risks. Without significant rainfall, further decline in groundwater and surface levels is anticipated over the remainder of the dry season, which typically lasts until May.

As a reminder, our water comes from the Biscayne Aquifer in Miami-Dade County.

At this time, there is a voluntary request to reduce water and irrigation usage:

Suggestions:

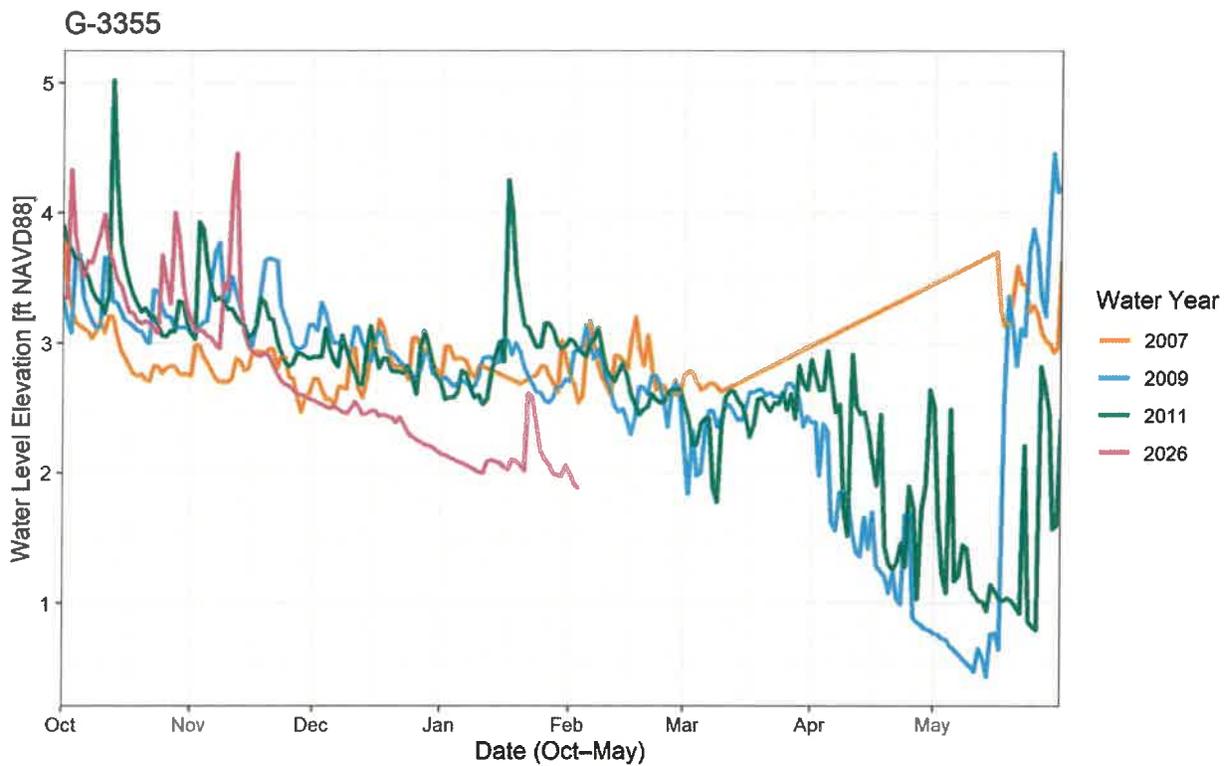
- Review and implement irrigation usage once a week (irrigation usage in the Keys uses about 40% of our water)
- Fix any leaks
- Avoid washing or cleaning streets, sidewalks, and driveways.
- Reduce water usage indoors when possible. Conserve usage for showers, laundry, and dishwashers.

Key Colony City Commission Meeting 19Fe26

Commissioner updates:

**Topic: South Florida Water Management District (SFWMD) Water Shortage Warning –
Monroe County released on 06Fe26**

USGS Well G-3355 Water Levels – Data provided by Thomas Colios, Senior Administrator,
Water Supply, SFWMD



Commissioner updates:

Topic: South Florida Water Management District (SFWMD) Water Shortage Warning –
Monroe County released on 06Fe26

Data provided by Thomas Colios, Senior Administrator, Water Supply, SFWMD

